

COMM SE COR OF SW1/4, RUN NW 213
 CONT NW 213.06 FT, NE 1399.58 FT
 252(OLD LULU RD), SE 408.23 FT,

KNEPPAR RAYMOND
 PO BOX 3338
 LAKE CITY, FL 32056

2026

30-4S-18-10513-022



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2025
TOTALS	1,296		135,556

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2025	Heated Area: 1296			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>												
TOTALS	1,296		1,296	135,556								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,556
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			56,056
TOTAL MARKET VALUE			198,612
SOH/AGL Deduction			0
ASSESSED VALUE			198,612
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			198,612
TOTAL JUST VALUE			198,612
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049485	Mobile Home		03/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1677	1/17/2024	WD	Q	V	01	65,700
GRANTOR: HANSEN STEPHEN						
GRANTEE: KNEPPAR RAYMOND						
1461/1862	3/10/2022	WD	Q	V	01	40,000
GRANTOR: CLARKE RECALDO						
GRANTEE: HANSEN STEPHEN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=18,13] E48 S27 W48 N27 \$	

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100	2025	2024	100	7,000

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.80	7,000.00	5,600.00	56,056							