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

2027

30-4S-18-10513-022

BUILDING CHARACTERISTICS

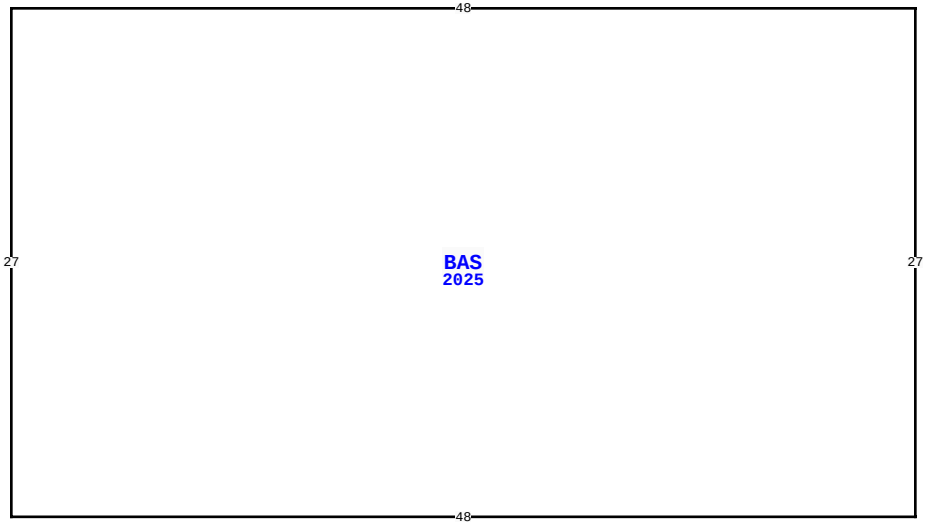
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2025	1,296	134,151
TOTALS	1,296			1,296	134,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.5000	108.96	141,212	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 0% - 2025 Heated Area: 1296 HX Base Yr



6116 SE COUNTY ROAD 252, LAKE CITY

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

EXTRA FEATURES

LN	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,151
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	56,056
TOTAL MARKET VALUE	197,207
SOH/AGL Deduction	0
ASSESSED VALUE	197,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,207
TOTAL JUST VALUE	197,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,612

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,13] E48 S27 W48 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 07/05/2024 BY JB Total Acres: 10.01 Total Land Value: 56,056 Market: 0 Agricultural: 0 Common: 56,056 PRINTED 11/17/2026 BY SYS