COMM INTERS OF S LINE OF NW1/4
OF NW1/4 & C/L RIDGEWOOD
DR, RUN S 15 FT, E 33 FT TO

KNEPPAR RAYMOND
P O BOX 3338
LAKE CITY, FL 32056

2026

31-3S-17-06057-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

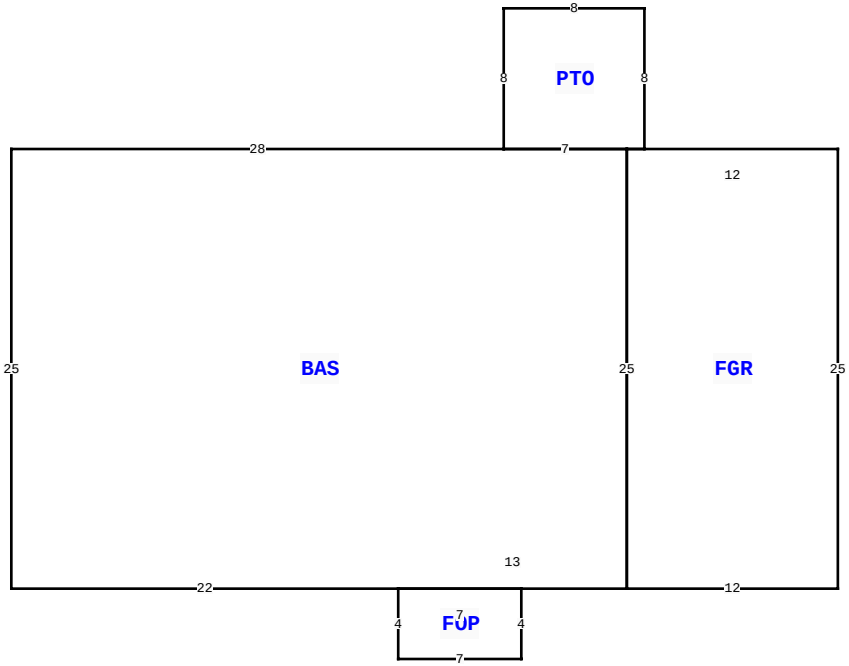
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100		875	81,480
FGR	300	55		165	15,365
FOP	28	30		8	745
PTO	64	5		3	279
TOTALS	1,267			1,051	97,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,051	119.6460	136.40	143,356	1998	1998	0	0	0	31.73	68.27

1 SINGLE FAM 0% - 0 Heated Area: 875 HX Base Yr



1310 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	97,869
TOTAL MARKET OB/XF VALUE	779
TOTAL LAND VALUE - MARKET	13,758
TOTAL MARKET VALUE	112,406
SOH/AGL Deduction	0
ASSESSED VALUE	112,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,406
TOTAL JUST VALUE	112,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
763	MAINT/ALTR	0	08/31/2017
1210	SFR	197	06/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1365/1747	7/30/2018	WD	Q	I	01	75,000
GRANTOR: ROBERT T APPELL						
GRANTEE: RAYMOND J KNEPPAR						
0940/2153	11/16/2001	WD	Q	I		49,000
GRANTOR: JERRY CANALE						
GRANTEE: ROBERT T APPELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S25 E22 FOP= S4 E7 N4 W7$ E13 FGR= E12 N25 W12 S25$ N25 PTO= E1 N8 W8 S8 E7$W7$.

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	0166	CONC,PAVMT	0	0	0	0	519.00	UT	1.50	1.50	100	1998	1998	3	100	779	

LAND DESCRIPTION

TOTAL OB/XF 779

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	0100	C	SFR	0		*RSF-2	0.00	0.00	11,006.57	SF		1.00	1.00	1.00	1.25	1.25	13,758							

REVIEW DATE 12/06/2017 BY HC Total Acres: 0.25 Total Land Value: 13,758 Market: 0 Agricultural: 0 Common: 13,758 PRINTED 05/12/2026 BY SYS