LOT 20 BLOCK 1 HOLLIDAY HEIGHTS
330-575, 700-720, DC 1318-567, W

KNEPPAR RAYMOND J
P O BOX 3338
LAKE CITY, FL 32056

2027

31-3S-17-06121-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

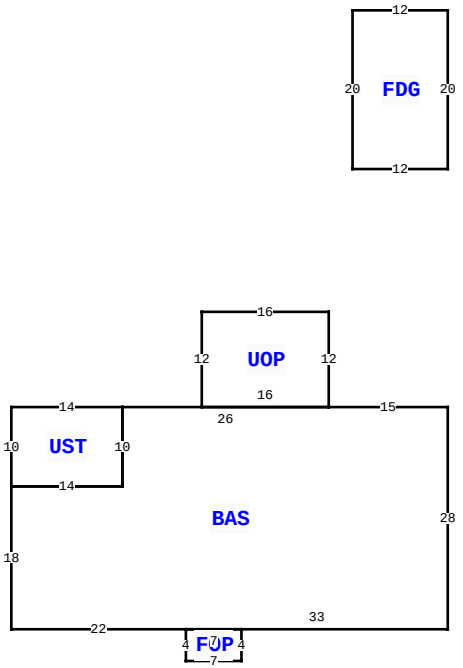
NEIGHBORHOOD/LOC 31317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	116,243
FDG	240	60		144	11,957
FOP	28	30		8	664
UOP	192	20		38	3,155
UST	140	45		63	5,231
TOTALS	2,000			1,653	137,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,653	116.1300	127.74	211,154	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr



637 NW HOLIDAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	137,250
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	16,809
TOTAL MARKET VALUE	157,659
SOH/AGL Deduction	0
ASSESSED VALUE	157,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,659
TOTAL JUST VALUE	157,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0570	7/08/2016	WD	Q	I	01	80,000
GRANTOR: FAYE M GRUND						
GRANTEE: RAYMOND J KNEPPAR						
0700/0720	10/31/1989	WD	Q	I		49,000
GRANTOR: MAXWELL CHARLES						
GRANTEE: GRUND JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N12 W16 S12 E16$ W26 UST= W14 S10 E14 N10$ S10 W14 S18 E22 FOP= S4 E7 N4 W7$ E33 N28$ PTR=N30 FDG= N20 W12 S20 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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-3	0.00	0.00	13,447.50	SF		1.00	1.00	1.00	1.25	1.25	16,809							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.31 Total Land Value: 16,809 Market: 0 Agricultural: 0 Common: 16,809 PRINTED 11/17/2026 BY SYS