LOTS 9 & 10 BLOCK C MELROSE PARK
535-66, 821-416, 904-1036,

KNEPPAR R J LIVING TRUST
P O BOX 3338
LAKE CITY, FL 32056

2027

33-3S-17-06625-000

BUILDING CHARACTERISTICS

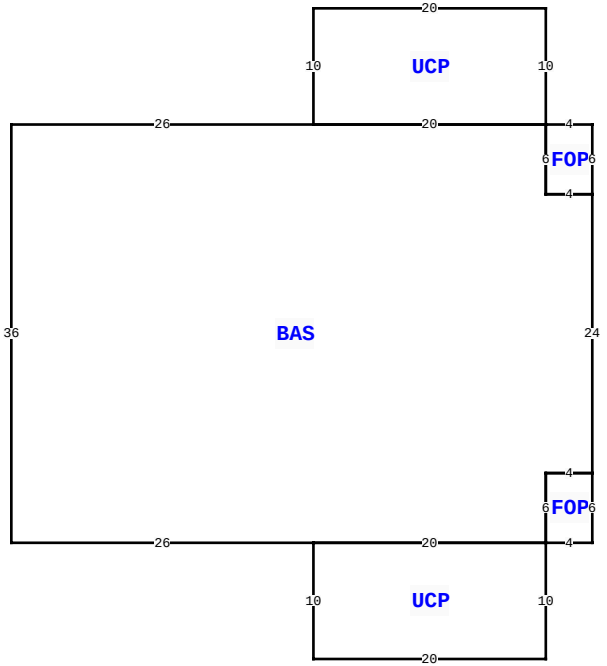
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	70,150
FOP	24	30		7	281
FOP	24	30		7	281
UCP	200	20		40	1,602
UCP	200	20		40	1,602
TOTALS	2,200			1,846	73,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,846	92.0430	80.08	147,828	1984	1984	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1752 HX Base Yr



156 SE LOCHLYNN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	73,914
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	82,514
SOH/AGL Deduction	0
ASSESSED VALUE	82,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,514
TOTAL JUST VALUE	82,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,514

LAND:1:1: 10,500SF= 1 ASSESSED LOT(2 PLATTED LOTS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26207	REMODEL	0	09/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0671	1/23/2008	WD	Q	I	01	100
GRANTOR: RAYMOND J KNEPPAR						
GRANTEE: R J & TERI L KNEPPA						
0904/1036	6/09/2000	WD	Q	I		43,000
GRANTOR: J CABINO						
GRANTEE: R KNEPPAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S36 E26 UCP= S10 E20 N10 W20$ E20 FOP= E4 N6 W4 S6$ N6 E4 N24 FOP= N6 W4 S6 E4$ W4 N6 UCP= N10 W20 S10E20$ W20$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0800	C	MULTI-FAM	0		RSF/MU	100.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.24 Total Land Value: 8,300 Market: 0 Agricultural: 0 Common: 8,300 PRINTED 11/17/2026 BY SYS