

## Columbia County Property Appraiser

Jeff Hampton

## 2022 Working Values

updated: 10/6/2022

Parcel: &lt;&lt; 08-4S-17-08259-002 (30011) &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 2

|              |                                                                                                                                                                                                                                                                             |              |          |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | KNEPPAR R J & TERI L -TRUSTEES<br>KNEPPAR TERI L<br>OF TERI L KNEPPAR LIVING TRUST<br>P O BOX 3338<br>LAKE CITY, FL 32056                                                                                                                                                   |              |          |
| Site         | 2584 S MARION Ave, LAKE CITY<br>2584 S MARION Ave                                                                                                                                                                                                                           |              |          |
| Description* | A PORTION OF LOTS 1,2 & 3 BLK 11, LAKESIDE HEIGHTS S/D FULLY DESC: BEG INTERS OF S R/W OF OHIO ST & W R/W MARION ST, RUN W 54.70 FT, S 83.98 FT, W 95.68 FT, S 86.08 FT, E 152.12 FT TO W R/W OF MARION AVE, N ALONG R/W 170.04 FT TO POB (LEGAL FROM SURVEY) PR ...more>>> |              |          |
| Area         | 0.41 AC                                                                                                                                                                                                                                                                     | S/T/R        | 08-4S-17 |
| Use Code**   | MULTI-FAM <10 (0800)                                                                                                                                                                                                                                                        | Tax District | 2        |

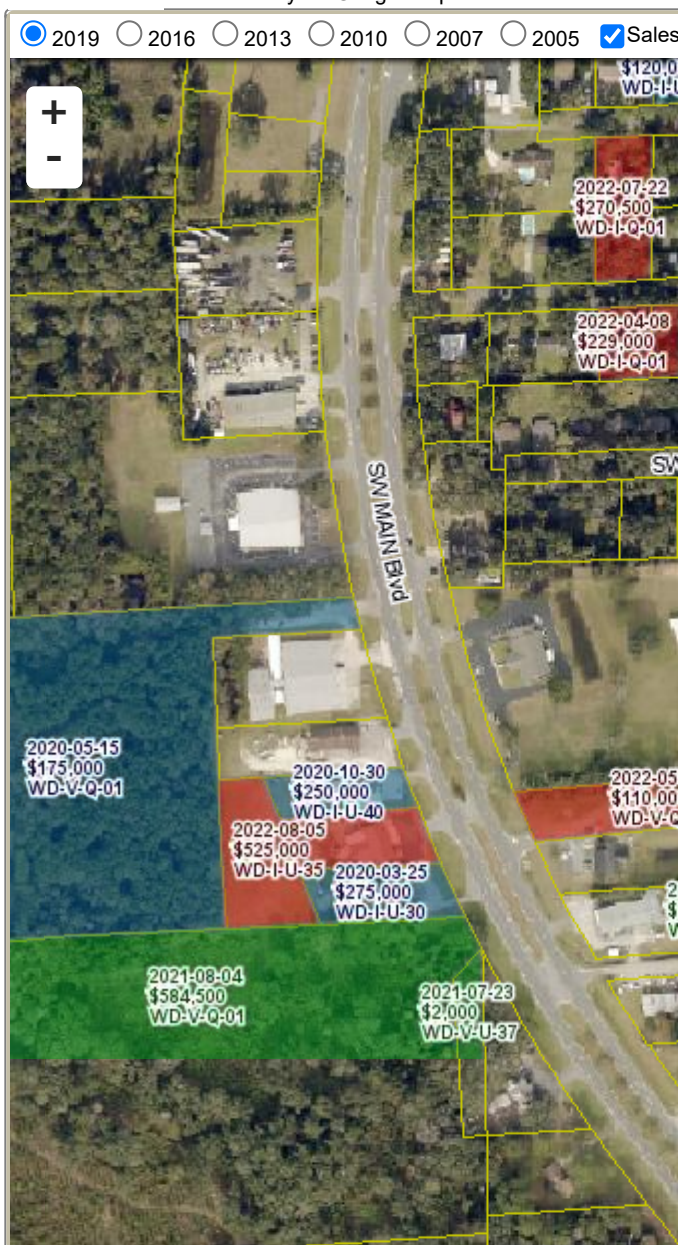
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property &amp; Assessment Values

| 2021 Certified Values |                                                               | 2022 Working Values |                                                               |
|-----------------------|---------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Mkt Land              | \$21,229                                                      | Mkt Land            | \$28,688                                                      |
| Ag Land               | \$0                                                           | Ag Land             | \$0                                                           |
| Building              | \$127,118                                                     | Building            | \$131,770                                                     |
| XFOB                  | \$0                                                           | XFOB                | \$0                                                           |
| Just                  | \$148,347                                                     | Just                | \$160,458                                                     |
| Class                 | \$0                                                           | Class               | \$0                                                           |
| Appraised             | \$148,347                                                     | Appraised           | \$160,458                                                     |
| SOH Cap [?]           | \$370                                                         | SOH Cap [?]         | \$0                                                           |
| Assessed              | \$148,347                                                     | Assessed            | \$160,458                                                     |
| Exempt                | \$0                                                           | Exempt              | \$0                                                           |
| Total Taxable         | county:\$147,977<br>city:\$0<br>other:\$0<br>school:\$148,347 | Total Taxable       | county:\$160,458<br>city:\$0<br>other:\$0<br>school:\$160,458 |

Aerial Viewer Pictometry Google Maps



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 1/23/2008 | \$100      | 1145/0668 | WD   | I   | U                     | 01    |
| 6/2/2004  | \$210,000  | 1017/2102 | WD   | I   | Q                     |       |
| 6/4/2003  | \$182,500  | 0985/0765 | WD   | I   | Q                     |       |
| 9/29/2000 | \$140,000  | 0911/1726 | WD   | I   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description*  | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|---------------|----------|---------|-----------|------------|
| Sketch      | DUPLEX (2700) | 1920     | 1850    | 1990      | \$64,167   |
| Sketch      | DUPLEX (2700) | 1920     | 1976    | 2116      | \$67,603   |

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features &amp; Out Buildings (Codes)

| Code    | Desc | Year Blt | Value | Units | Dims |
|---------|------|----------|-------|-------|------|
| N O N E |      |          |       |       |      |

| ▼ Land Breakdown |                 |                     |                                 |              |            |
|------------------|-----------------|---------------------|---------------------------------|--------------|------------|
| Code             | Desc            | Units               | Adjustments                     | Eff Rate     | Land Value |
| 0300             | MULTI-FAM (MKT) | 2.250 LT (0.410 AC) | 1.0000/1.0000 1.0000/.8500000 / | \$12,750 /LT | \$28,688   |

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