

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 7/20/2023

Parcel: << 08-4S-17-08259-002 (30011) >>

Owner & Property Info

Result: 1 of 1

Owner	KNEPPAR R J & TERI L -TRUSTEES KNEPPAR TERI L OF TERI L KNEPPAR LIVING TRUST P O BOX 3338 LAKE CITY, FL 32056		
Site	2584 S MARION AVE, LAKE CITY 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 & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$28,688	Mkt Land	\$35,381
Ag Land	\$0	Ag Land	\$0
Building	\$131,770	Building	\$154,888
XFOB	\$0	XFOB	\$0
Just	\$160,458	Just	\$190,269
Class	\$0	Class	\$0
Appraised	\$160,458	Appraised	\$190,269
SOH Cap [?]	\$0	SOH Cap [?]	\$13,765
Assessed	\$160,458	Assessed	\$190,269
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$160,458 city:\$0 other:\$0 school:\$160,458	Total Taxable	county:\$176,504 city:\$0 other:\$0 school:\$190,269

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	\$77,316
Sketch	DUPLEX (2700)	1920	1976	2116	\$77,572

*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 & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

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 /	\$15,725 /LT	\$35,381

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