LOT 2 WOODBOROUGH S/D PHASE 8.
859-1320, QC 1415-2616, WD 1528-

KNOPER LIVING TRUST DATED NOVEMBER 12, 1999
263 NW SCENIC LAKE DR
LAKE CITY, FL 32055-8580

2026

23-3S-16-02268-602

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

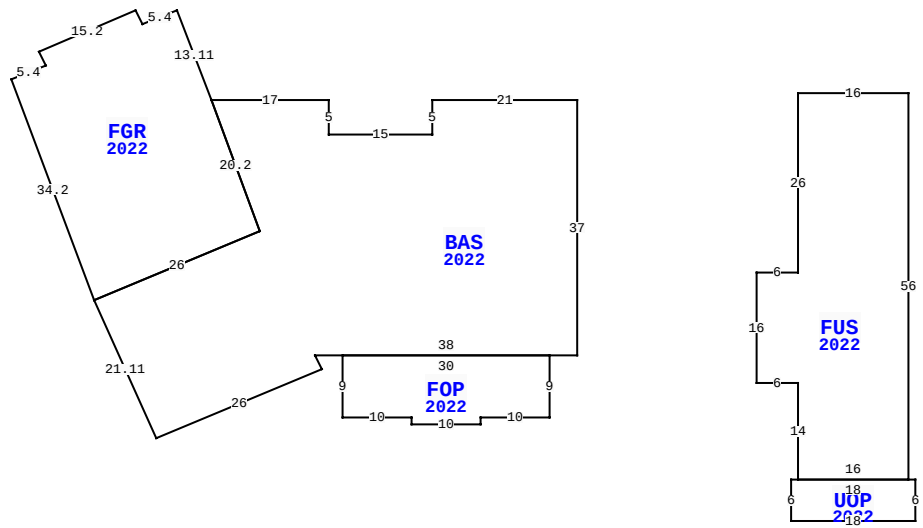
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	23316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,191	100	2022	2,191	283,113
FGR	924	55	2022	508	65,642
FOP	280	30	2022	84	10,854
FUS	992	100	2022	992	128,182
UOP	108	20	2022	22	2,843
TOTALS	4,495			3,797	490,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,797	120.1830	134.60	511,076	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2025 Heated Area: 3183 HX Base Yr 2025



263 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		490,633
TOTAL MARKET OB/XF VALUE		15,600
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		544,733
SOH/AGL Deduction		0
ASSESSED VALUE		544,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		494,011
TOTAL JUST VALUE		544,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40167	SFR	0	07/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2435	12/04/2024	WD	U	I	11	100
GRANTOR: KNOPER MARQUIS JAY						
GRANTEE: KNOPER LIVING TRUST						
1415/2616	7/13/2020	QC	U	V	11	0
GRANTOR: MARQUIS J & RUTH E KN						
GRANTEE: MARK & RUTH KNOPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=80,10] W21 S5 W15 N5 W17 D19R7 D10L24 D20R9 U10R24 U2L1 E38 N37 $
FUS=[YR=2022;ORIG=128,9] W16 S26 W6 S16 E6 S14 E16 N56 $
FGR=[YR=2022;ORIG=27,10] U13L5 D2L5 U2L1 D6L14 D2R1 D2L5 D32R12 U10R24 U19L7 $
FOP=[YR=2022;ORIG=76,47] W30 S9 E10 S1 E10 N1 E10 N9 $
UOP=[YR=2022;ORIG=111,65] E18 S6 W18 N6 $
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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	100	0	0	1,200.00	UT	13.00	13.00	100	2022	2021		100	15,600	

LAND DESCRIPTION

TOTAL OB/XF 15,600

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 05/15/2023 BY JB Total Acres: 1.21 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 10/03/2025 BY SYS