COMM SW COR OF SE1/4 OF NE1/4,
RUN E 260 FT FOR POB, CONT E
208.5 FT, S 210 FT, W 208.5

KNUPP SCOTT ALAN/KNUPP HAZEL GRACE
369 SW LAPAZ TERR
LAKE CITY, FL 32024

2026

26-4S-16-03181-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

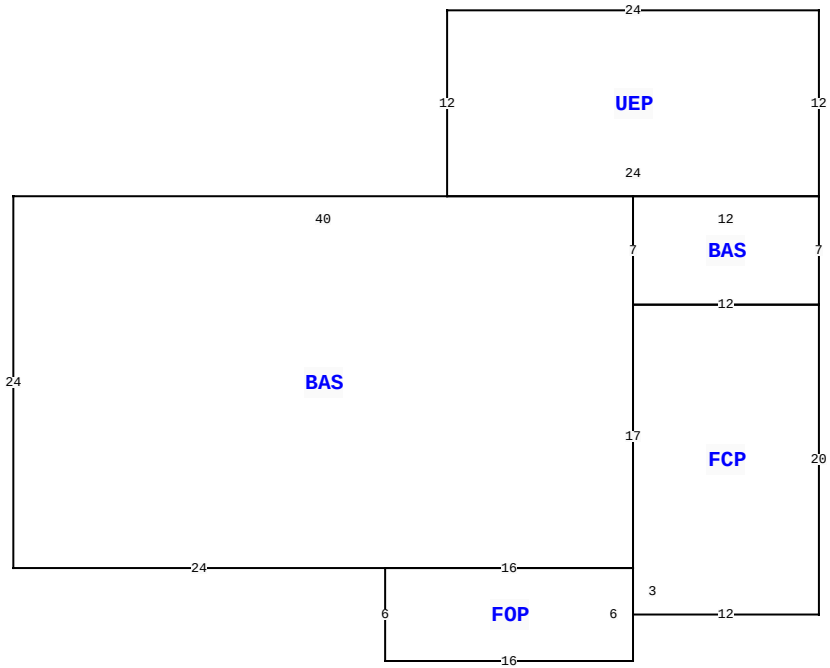
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.	1. 100
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	26416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	7,950
BAS	960	100		960	90,854
FCP	240	25		60	5,678
FOP	96	30		29	2,744
UEP	288	60		173	16,373
TOTALS	1,668			1,306	123,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,306	130.0000	145.60	190,154	1973	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1044 HX Base Yr 2008



369 SW LAPAZ TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,600
TOTAL MARKET OB/XF VALUE		2,575
TOTAL LAND VALUE - MARKET		27,600
TOTAL MARKET VALUE		153,775
SOH/AGL Deduction		53,027
ASSESSED VALUE		100,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,026
TOTAL JUST VALUE		153,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050731	Roof Replacement	10,500	09/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1115/1090	3/30/2007	WD	Q	I		120,000
GRANTOR: MAUREEN O'BRIAN						
GRANTEE: SCOTT & HAZEL KNUPP						
0469/0723	6/01/1981	WD	Q	I		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N12 W24 S12 E24$ BAS= W12 BAS= W40 S24 E24 FOP= S6E16 N6 W16$ E16 FCP= S3 E12 N20 W12 S17$ N17 N7$ S7 E12 N7$.

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	0120	CLFENCE 4	0	100	0	0	250.00	UT	4.50	4.50	100	1993	1993	3	100	1,125	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	450	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,575

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	23,000.00	27,600.00	27,600							

REVIEW DATE 10/21/2024 BY JS Total Acres: 1.01 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 11/18/2025 BY SYS