

LOT 14 BLOCK 3 UNIT 3 GWEN LAKE
494-331, WD 1459-1588, WD 1477-1

KNIPE MATTHEW CAMILLE/KNIPE MADELINE N
802 NW PALM DR
LAKE CITY, FL 32055

2025

31-3S-17-05997-000
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories		2.	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	31317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	918	100	
FGR	540	55	
FOP	32	30	
FUS	1,458	100	
TOTALS	2,948		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2023									
				Heated Area:	2376							HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		262,898
TOTAL MARKET OB/XF VALUE		175
TOTAL LAND VALUE - MARKET		11,343
TOTAL MARKET VALUE		274,416
SOH/AGL Deduction		0
ASSESSED VALUE		274,416
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		274,416
TOTAL JUST VALUE		274,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045688	Remodel	8,215	10/14/2022
000043983	Roof Replacement	7,890	03/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1617	10/18/2022	WD	U	I	11	0
GRANTOR: KNIPE MATTHEW CAMILLE						
GRANTEE: KNIPE MATTHEW CAMIL						
1459/1588	2/10/2022	WD	Q	I	01	249,000
GRANTOR: JEFFERS STEVE						
GRANTEE: KNIPE MATTHEW CAMIL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC,PAVMT	0	0	0	1.00	UT	350.00	350.00	50	0	0

TOTAL OB/XF												
175												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W34 S27 E20 FOP= S4 E8 N4 W8\$ E14 FGR= E20 N27 W20 S27\$ N27\$ PTR=N10 FUS= N27 W54 S27 E54\$ S10\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0100	C	SFR	0		*RSF-	2	0.00	0.00	11,939.57	SF	1.00