LOT 9 HILLS OF HUNTSVILLE.

WD 1138-2317, CT 1172-1931, WD 1

KNAPP CHARLES FRANCIS JR/KNAPP NANCY FREELAND
235 NW LEVI GLN
LAKE CITY, FL 32055

2027

08-3S-16-02032-109

BUILDING CHARACTERISTICS

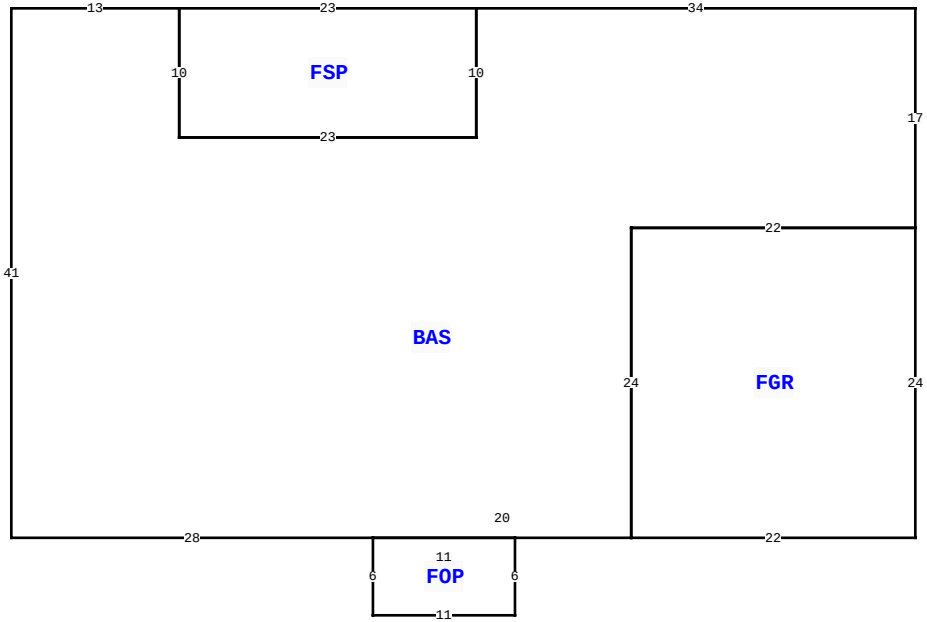
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100		2,112	290,310
FGR	528	55		290	39,863
FOP	66	30		20	2,749
FSP	230	40		92	12,646
TOTALS	2,936			2,514	345,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,514	135.8280	149.41	375,617	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2024 Heated Area: 2112 HX Base Yr 2024



235 NW LEVI GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

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	876.00	UT	4.00	4.00	100	2017	2017	3	100	3,504	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		345,568
TOTAL MARKET OB/XF VALUE		17,204
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		427,772
SOH/AGL Deduction		349,538
ASSESSED VALUE		78,234
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,823
TOTAL JUST VALUE		427,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35142	SFR	1,023	04/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1414	3/10/2026	LE	U	I	14	100
GRANTOR: KNAPP CHARLES FRANCIS						
GRANTEE: KNAPP CHARLES AND N						
1496/526	7/27/2023	WD	Q	I	01	600,000
GRANTOR: MCEVER CHARLES W						
GRANTEE: KNAPP CHARLES FRANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FSP= W23 S10 E23 N10$ S10 W23 N10 W13 S41 E28 FOP= S6 E11 N6 W11$ E20 FGR= E22 N24 W22 S24$ N24 E22 N17$.

LAND DESCRIPTION

TOTAL OB/XF 17,204

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	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/25/2023 BY ME Total Acres: 5.02 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS