LOTS 51 & 52 OAKS OF LAKE CITY P
WD 1315-1912,

KNOLL DARREN/KNOLL SILJA
523 SW UPSTAGE GLN
LAKE CITY, FL 32024

2027

18-5S-17-09280-151

BUILDING CHARACTERISTICS

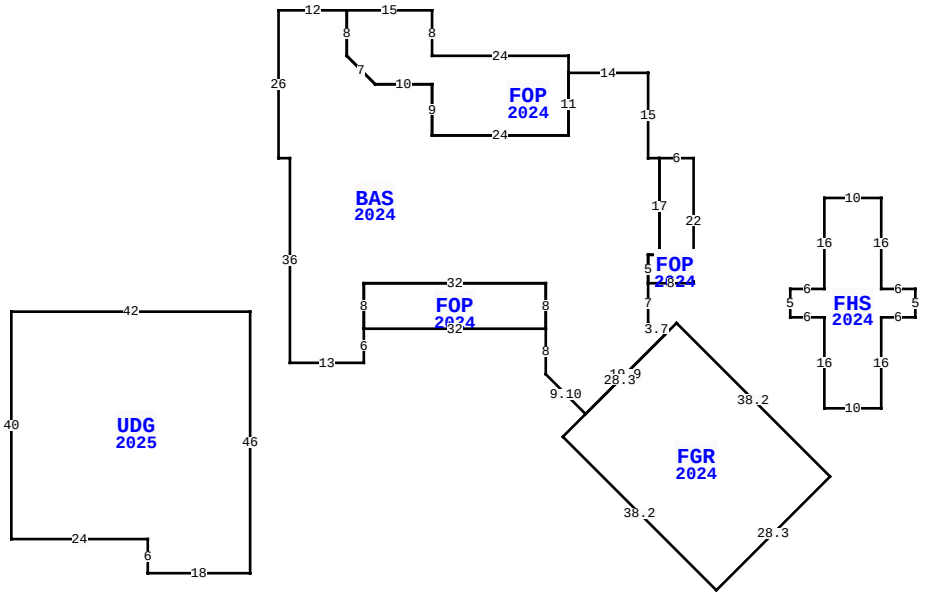
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,764	100	2024	2,764	346,391
FGR	1,080	55	2024	594	74,442
FHS	430	60	2024	258	32,333
FOP	142	30	2024	43	5,389
FOP	256	30	2024	77	9,650
FOP	519	30	2024	156	19,550
UDG	1,788	55	2025	983	123,192
TOTALS	6,979			4,875	610,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,875	116.2586	127.88	623,415	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3194 HX Base Yr 2024



523 SW UPSTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	0280	POOL R/CON	0	100	30	14	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
2	0282	POOL ENCL	0	100	0	0	1,344.00	UT	15.00	15.00	100	2024	2023		85	17,136	
3	0166	CONC,PAVMT	0	100	0	0	1,150.00	UT	3.00	3.00	100	2024	2023		100	3,450	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
5	0020	BARN,FR	0	100	36	56	1.00	UT	25,000.00	25,000.00	100	2025	2024		100	25,000	
6	0040	BARN,POLE	0	100	16	20	320.00	UT	10.00	10.00	100	2025	2024		100	3,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		610,947
TOTAL MARKET OB/XF VALUE		78,504
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		829,451
SOH/AGL Deduction		0
ASSESSED VALUE		829,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		778,040
TOTAL JUST VALUE		829,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		840,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048431	Storage Building	20,000	10/17/2023
000048206	Screen Enclosure	22,000	09/19/2023
000047720	Swimming Pool and	94,000	07/24/2023
000047264	Storage Building	102,190	05/17/2023
000045827	New Residential C	200,000	11/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/1912	5/27/2016	WD	Q	V	01	82,000

GRANTOR: OAKS OF LAKE CITY LLC

GRANTEE: DARREN & SILJA KNOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] S26 E2 S36 E13 N6 N8 E32 S8 S8 D7R7 U14R14 U2L3 N7 N5 E2 N17 W2 N15 W14 S11 W24 N9 W10 U5L5 N8 W12 $
UDG=[YR=2025;ORIG=35,63] W42 S40 E24 S6 E18 N46 $
FGR=[YR=2024;ORIG=90,85] D27R27 U20R20 U27L27 D20L20 $
FOP=[YR=2024;ORIG=52,10] S8 D5R5 E10 S9 E24 N11 N3 W24 N8 W15 $
FHS=[YR=2024;ORIG=136,43] S16 W6 S5 E6 S16 E10 N16 E6 N5 W6 N16 W10 $
FOP=[YR=2024;ORIG=55,58] S8 E32 N8 W32 $
FOP=[YR=2024;ORIG=107,36] S17 W2 S5 E8 N22 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 78,504

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		PRD	0.00	0.00	2.00	LT		1.00	1.00	0.50	140,000.00	70,000.00	140,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 9.52 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/17/2026 BY SYS