

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

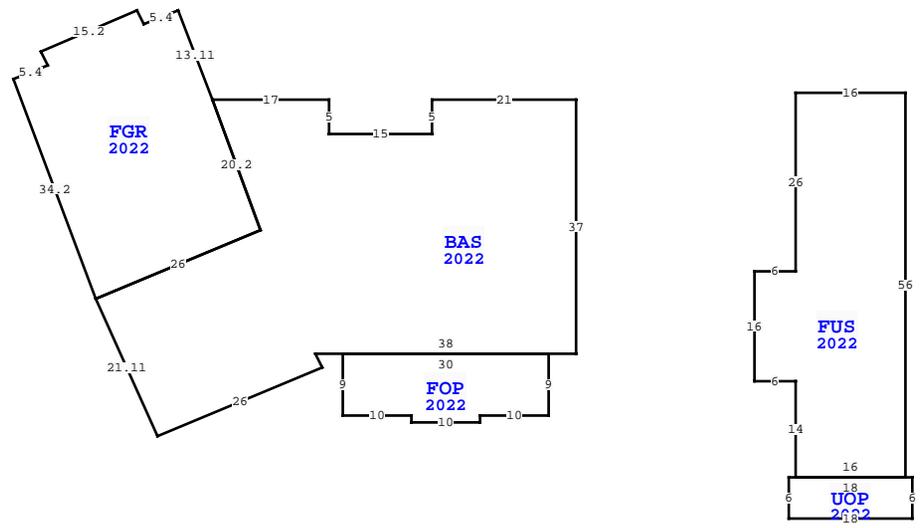
KNOPER LIVING TRUST DATED NOVEMBER 12, 1999  
263 NW SCENIC LAKE DR  
LAKE CITY, FL 32055-8580

**2026**

23-3S-16-02268-602

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Interior Floor	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
BAS	2,191	100
FGR	924	55
FOP	280	30
FUS	992	100
UOP	108	20
TOTALS	4,495	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2025								
Heated Area: 3183						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		499,418	
TOTAL MARKET OB/XF VALUE		15,600	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		550,018	
SOH/AGL Deduction		0	
ASSESSED VALUE		550,018	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		498,607	
TOTAL JUST VALUE		550,018	
NCON VALUE		0	
INCOME VALUE		0	
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	UT	13.00	13.00	100	2022

TOTAL OB/XF											
15,600											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00

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

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 \$											