

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

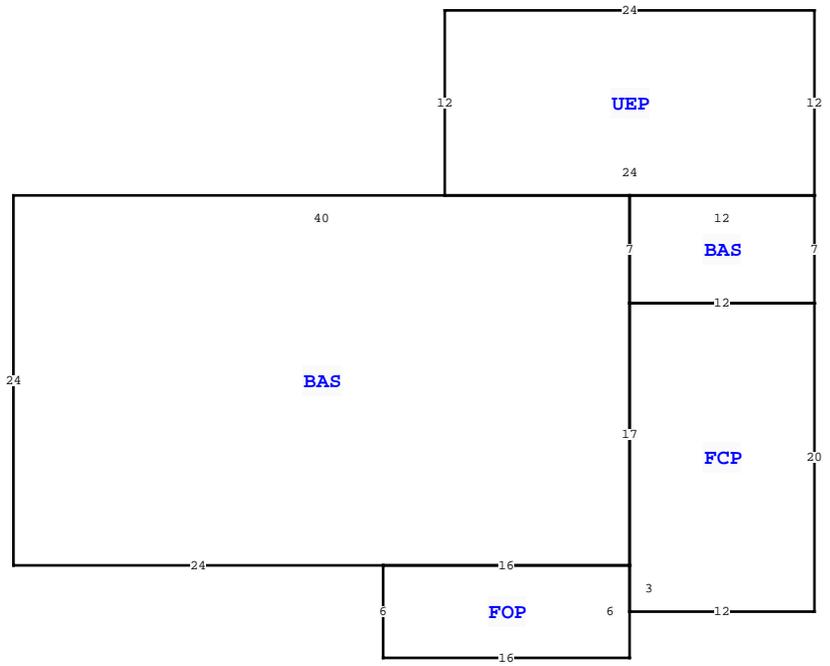
KNUPP SCOTT ALAN/KNUPP HAZEL GRACE  
 369 SW LAPAZ TERR  
 LAKE CITY, FL 32024

**2026**

26-4S-16-03181-003  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	148.20	193,549	1973	1990	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2008 Heated Area: 1044 HX Base Yr 2008												



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	8,092
BAS	960	100		960	92,477
FCP	240	25		60	5,780
FOP	96	30		29	2,794
UEP	288	60		173	16,665
TOTALS	1,668			1,306	125,807

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	125,807			
TOTAL MARKET OB/XF VALUE	2,575			
TOTAL LAND VALUE - MARKET	27,600			
TOTAL MARKET VALUE	155,982			
SOH/AGL Deduction	55,527			
ASSESSED VALUE	100,455			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	49,044			
TOTAL JUST VALUE	155,982			
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:						

EXTRA FEATURES		369 SW LAPAZ TER, LAKE CITY	
----------------	--	-----------------------------	--

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

BUILDING NOTES	

L N	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	

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\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							