LOT 2 BLOCK C GREEN ACRES S/D.
707-722, 721-421, PB 915-177 THR

LAVIGNE MELISSA G/GUNDRUM HOPE A
127 SW LAPAZ TER
LAKE CITY, FL 32024

2027

26-4S-16-03185-013

BUILDING CHARACTERISTICS

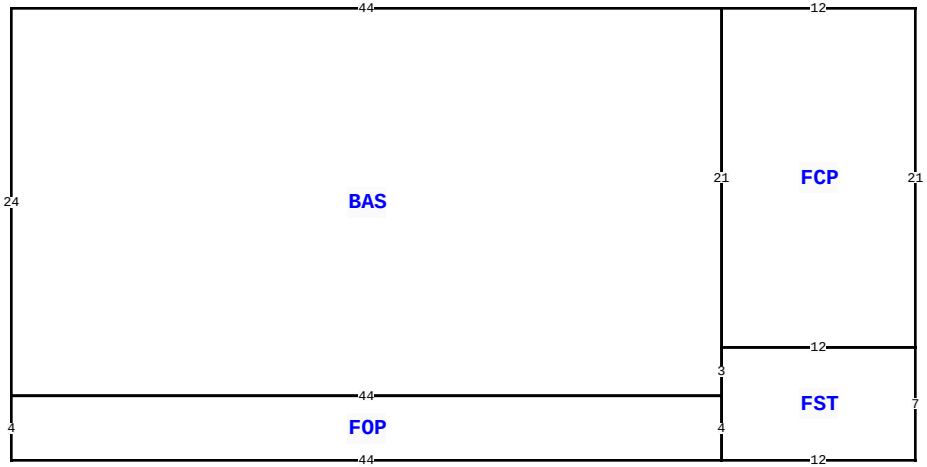
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	26416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	92,417
FCP	252	25		63	5,513
FOP	176	30		53	4,638
FST	84	55		46	4,025
TOTALS	1,568			1,218	106,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	122.4000	134.64	163,992	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2026 Heated Area: 1056 HX Base Yr 2026



127 SW LAPAZ TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,595
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		129,595
SOH/AGL Deduction		0
ASSESSED VALUE		129,595
TOTAL EXEMPTION VALUE	HA HAB	39,798
BASE TAXABLE VALUE		89,797
TOTAL JUST VALUE		129,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/2052	3/08/2006	WD	Q	I		113,500
GRANTOR: CARRIE SANDERS& DEBRA						
GRANTEE: HELENE J GUNDRUM						
0925/0223	4/20/2001	WD	Q	I		63,000
GRANTOR: W CECIL & MARIE GASKI						
GRANTEE: CARRIE SANDERS & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 FOP= S4 E44 N4 W44$ E44 FST= S4 E12 N7 W12 S3$
N3 FCP= E12 N21 W12 S21$ N21$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	50		00	207.00	196.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/11/2019 BY KR Total Acres: 0.93 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS