LOT 8 BLOCK A CHAPEL HILLS ADDIT
747-2130, DC 1500-2087, PB 1505-

RULONG JOHN KENNETH HARRY/RULONG CHRISTINE
760 SW BISCAYNE GLN
LAKE CITY, FL 32025

2025

06-4S-17-08098-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

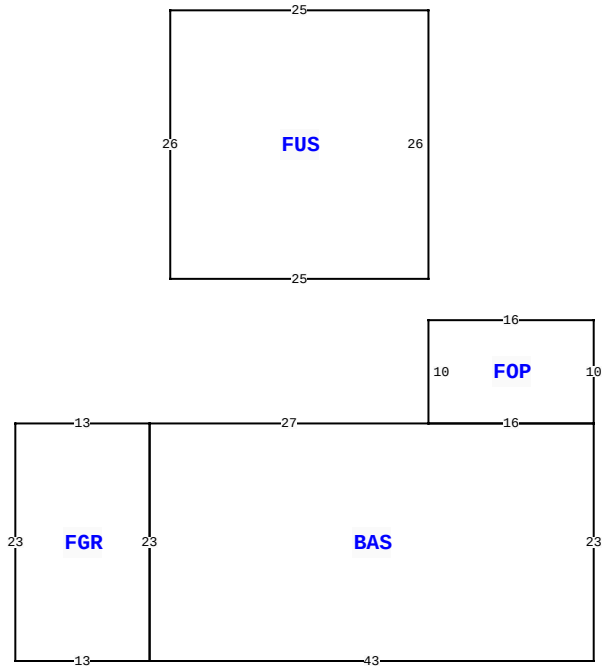
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0900	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100		989	103,858
FGR	299	55		164	17,222
FOP	160	30		48	5,041
FUS	650	100		650	68,259
TOTALS	2,098			1,851	194,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	134.8128	150.99	279,482	1978	1995	0	0	0	30.45	69.55

1 SINGLE FAM – 0% - 2025 Heated Area: 1639 HX Base Yr



760 SW BISCAYNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	194,380
TOTAL MARKET OB/XF VALUE	16,636
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	229,516
SOH/AGL Deduction	0
ASSESSED VALUE	229,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,516
TOTAL JUST VALUE	229,516
NCON VALUE	1,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1518/2110	7/09/2024	WD	Q	I	01	300,000
GRANTOR: MCKISSOCK LESLIE FAYE						
GRANTEE: RULONG JOHN KENNETH						
1505/2723	1/08/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JANET						
GRANTEE: MCKISSOCK LESLIE FA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FGR= W13 S23 E13 N23$ S23 E43 N23 FOP= N10 W16 S10 E16$ W16$ PTR=N40 FUS= W25 S26 E25 N26$ S40$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1978	1978	3	40	14,336	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 16,636

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	0		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/10/2024 BY TP Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/20/2025 BY SYS