

LOT 13 BLOCK A CHAPEL HILLS
ADDITION #1. ORB 444-835,
779-1393, 794-567 & A STRIP OF

MUENCHEN JOHN R
854 SW BISCAYNE GLN
LAKE CITY, FL 32025

2026

06-4S-17-08098-013



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	19	COMMON BRK 80	0100	01	2,275	114.4794	128.22	291,700	1979	1979	0	0	0	35.00	65.00	VALUATION SUMMARY													
Exterior Wall	31	VINYL SID 20	1 SINGLE FAM 100% - 1995													Heated Area: 1844													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1995													
Roof Cover	03	COMP SHNGL 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		2 100																											
Frame	01	NONE 100																											
Stories	1.5	1.5 100																											
Architectural Units	05	CONV 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	6417.0900		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,060	100		1,060	88,343																								
FGR	460	55		253	21,086																								
FOP	112	30		34	2,833																								
FSP	360	40		144	12,002																								
FUS	784	100		784	65,341																								
TOTALS	2,776			2,275	189,605																								
EXTRA FEATURES						854 SW BISCAYNE GLN, LAKE CITY																							
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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500													
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200													
LAND DESCRIPTION																		TOTAL OB/XF 1,700											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		*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 09/27/2016 BY DF Total Acres: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS																													

VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 189,605

TOTAL MARKET OB/XF VALUE 1,700

TOTAL LAND VALUE - MARKET 18,500

TOTAL MARKET VALUE 209,805

SOH/AGL Deduction 89,079

ASSESSED VALUE 120,726

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 70,004

TOTAL JUST VALUE 209,805

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 209,805

PERMIT NUM DESCRIPTION AMT ISSUED

00000284 ADDN SFR 15 08/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1017/1578	4/06/2004	QC	Q	V	03	400

GRANTOR: CITY OF LAKE CITY

GRANTEE: JOHN R MUENCHEN

0794/0567 7/29/1994 WD Q I 04 50,000

GRANTOR: STATE STREET BANK & T

GRANTEE: JOHN R MUENCHEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31FSP= N18 W20 S18 E20\$ W20 S12 FGR= S20 E23 N20 W23\$ E23 S16 FOP= S4 E28 N4 W28\$ E28 N28\$ PTR=N50 FUS= W28 S28 E28 N28\$ S50\$.