LOT 10 BLOCK E CHAPEL HILLS ADDI
AT NW COR OF LOT 10, S 145.14 FT
145.14 FT, E 25 FT TO POB.

CRITTENDEN LONNIE FERNANDO
855 SW BISCAYNE GLN
LAKE CITY, FL 32025

2026

06-4S-17-08098-014

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

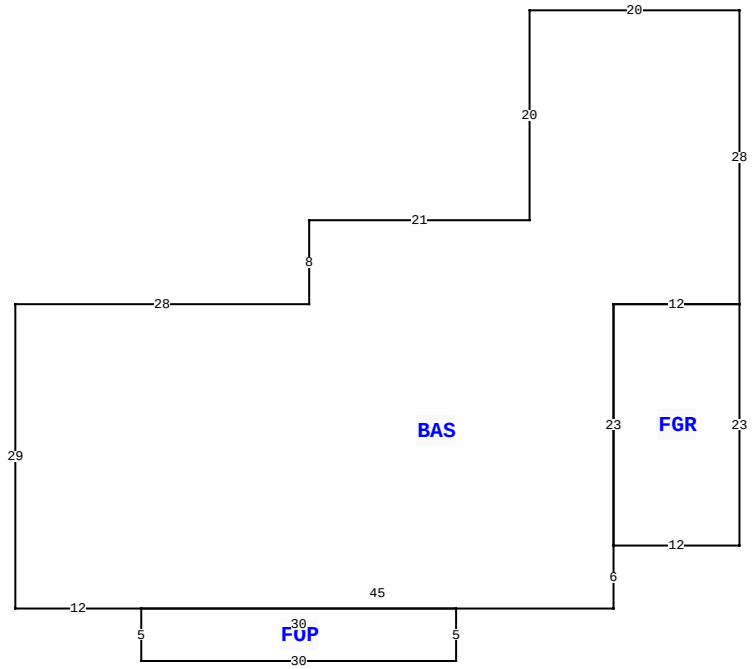
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.0900 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,381	100		2,381	229,255
FGR	276	55		152	14,636
FOP	150	30		45	4,333
TOTALS	2,807			2,578	248,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,578	114.6240	128.38	330,964	1979	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 2381 HX Base Yr 2024



855 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		248,223
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		269,723
SOH/AGL Deduction		0
ASSESSED VALUE		269,723
TOTAL EXEMPTION VALUE	HX HB 13	269,723
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		269,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046282	Roof Replacement	18,665	01/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1368	8/19/2024	QC	U	I	11	100

GRANTOR: CAPERS LACOYA DELANA
GRANTEE: CRITTENDEN LONNIE F

1520/2312	8/07/2024	FJ	U	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: CRITTENDEN LONNIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 W20 S20 W21 S8 W28 S29 E12 FOP= S5 E30 N5 W30$ E45
N6FGR= E12 N23 W12 S23$ N23 E12$.

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	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	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	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 09/27/2023 BY TP Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS