LOT 11 BLOCK E CHAPEL HILLS ADDI
632-52.

GAMEZ-RAMIREZ DANIEL/GAMEZ-RAMIREZ TIFFANY ANN
833 SW BISCAYNE GLEN
LAKE CITY, FL 32025

2025

06-4S-17-08098-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

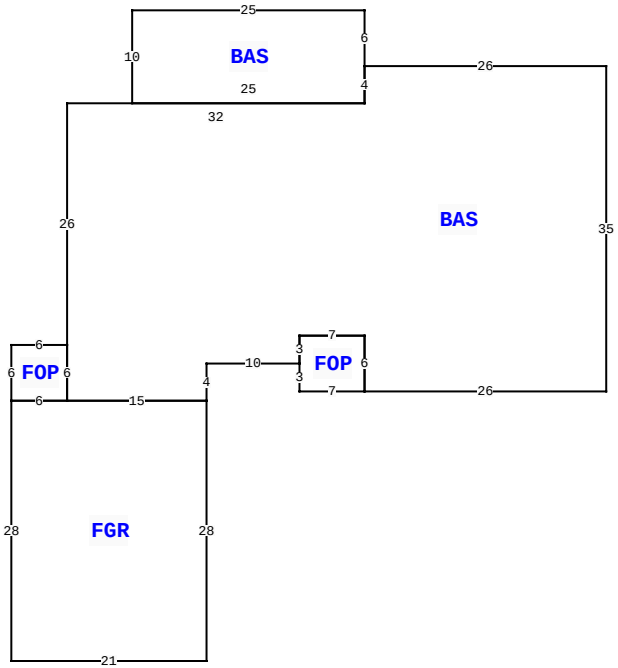
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	250	100		250	26,163
BAS	1,845	100		1,845	193,079
FGR	588	55		323	33,802
FOP	36	30		11	1,151
FOP	42	30		13	1,360
TOTALS	2,761			2,442	255,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	143.7480	161.00	393,162	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2095 HX Base Yr 2021



833 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		255,555
TOTAL MARKET OB/XF VALUE		3,450
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		277,505
SOH/AGL Deduction		138,763
ASSESSED VALUE		138,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,020
TOTAL JUST VALUE		277,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00435			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1539/1681	5/06/2025	WD	Q	I	01	327,900
GRANTOR: LUPTON CHRISTOPHER C						
GRANTEE: GAMEZ-RAMIREZ DANIE						
1411/2758	5/20/2020	WD	Q	I	01	218,000
GRANTOR: ADAM & SARAH CROCKER						
GRANTEE: CHRISTOPHER C & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 BAS= N6 W25 S10 E25 N4$ S4 W32 S26 FOP= W6 S6 E6 N6$ S6 FGR= W6 S28 E21 N28 W15$ E15 N4 E10 FOP= S3 E7 N6 W7S3$ N3 E7 S6 E26 N35$.

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	2,500.00	2,500.00	50	0	0	3	50	1,250	
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0296	SHED METAL	0	100	13	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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 09/27/2016 BY DF Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/20/2025 BY SYS