LOT 6 BLOCK A CHAPEL HILLS ADDIT
511-677, 552-557, 916-1738, WD 1

PEDEN ABRAHAM DAVID/PEDEN KIM N
722 SW BISCAYNE GLN
LAKE CITY, FL 32025

2026

06-4S-17-08098-006

BUILDING CHARACTERISTICS

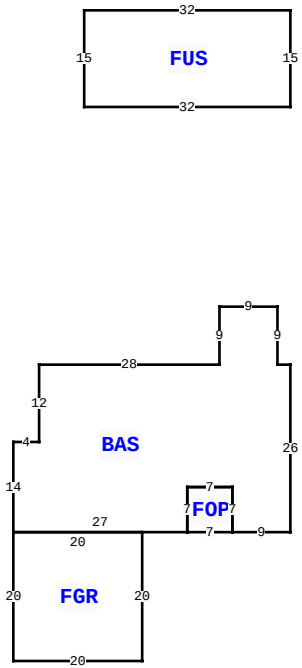
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,102	100		1,102	134,629
FGR	400	55		220	26,877
FOP	49	30		15	1,832
FUS	480	100		480	58,641
TOTALS	2,031			1,817	221,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	134.2514	150.36	273,204	1983	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2025 Heated Area: 1582 HX Base Yr 2025



722 SW BISCAYNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0060	CARPORT F	0	100	18	30	540.00	UT	3.50	3.50	100	2025	2024		100	1,890	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	221,978
TOTAL MARKET OB/XF VALUE	3,640
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	244,118
SOH/AGL Deduction	0
ASSESSED VALUE	244,118
TOTAL EXEMPTION VALUE	HX HB 13 244,118
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	244,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0883		13,000	12/11/2024
000044614	Remodel	11,000	10/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/288	5/07/2026	LE	U	I	14	0
GRANTOR: PEDEN KIM N (ENH LIFE						
GRANTEE: PEDEN FAMILY TRUST						
1504/873	12/08/2023	WD	Q	I	01	296,000
GRANTOR: TAKE 2 INVESTMENTS LL						
GRANTEE: PEDEN ABRAHAM DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N9 W9 S9 W28 S12 W4 S14 FGR= S20 E20 N20 W20$ E27FOP= E7 N7 W7 S7$ N7 E7 S7 E9N26$ PTR=N40 FUS= N15 W32 S15E32$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 3,640

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 10/16/2024 BY HC Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS