LOT 10 BLOCK A CHAPEL HILLS
ADD #1. 516-103, 729-349, 795
-1676, WD 1136-489, WD 1230-

SEARS JUDITH C
796 SW BISCAYNE GLN
LAKE CITY, FL 32025

2027

06-4S-17-08098-010

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	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

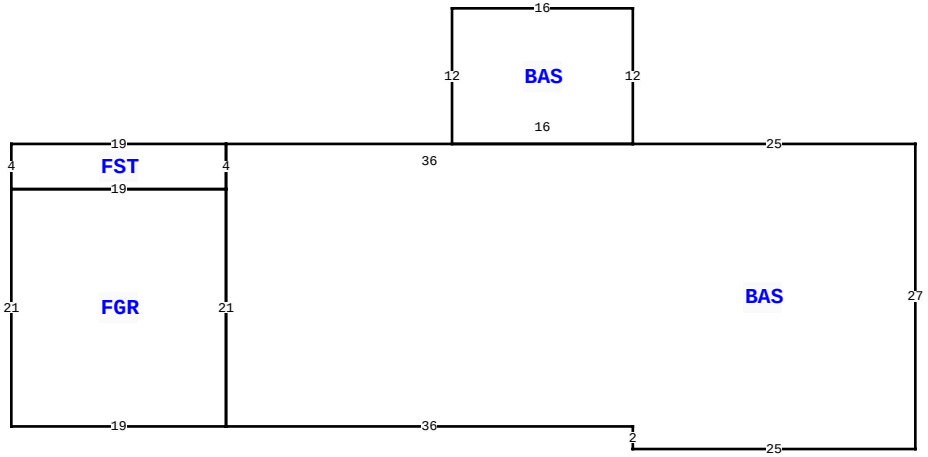
NEIGHBORHOOD/LOC 6417.0900 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,247
BAS	1,575	100		1,575	125,072
FGR	399	55		219	17,391
FST	76	55		42	3,335
TOTALS	2,242			2,028	161,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	111.0650	122.17	247,761	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1767 HX Base Yr 2013



796 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	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	20	19	1.00	UT	1,500.00	1,500.00	75	1993	1993	3	75	1,125	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		161,045
TOTAL MARKET OB/XF VALUE		2,425
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		181,970
SOH/AGL Deduction		61,136
ASSESSED VALUE		120,834
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,423
TOTAL JUST VALUE		181,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1383	10/31/2017	LE	U	I	14	100
GRANTOR: JUDITH SEARS (LIFE ES						
GRANTEE: ROSS JAY SEARS (RMD						
1230/2269	2/29/2012	WD	Q	I	01	120,000
GRANTOR: CHARLES T PURCELL						
GRANTEE: JUDITH C SEARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= N12 W16 S12 E16$ W36 FST= W19 S4 E19 N4$ S4
FGR= W19 S21 E19 N21$ S21 E36 S2 E25N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,425

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: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS