

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

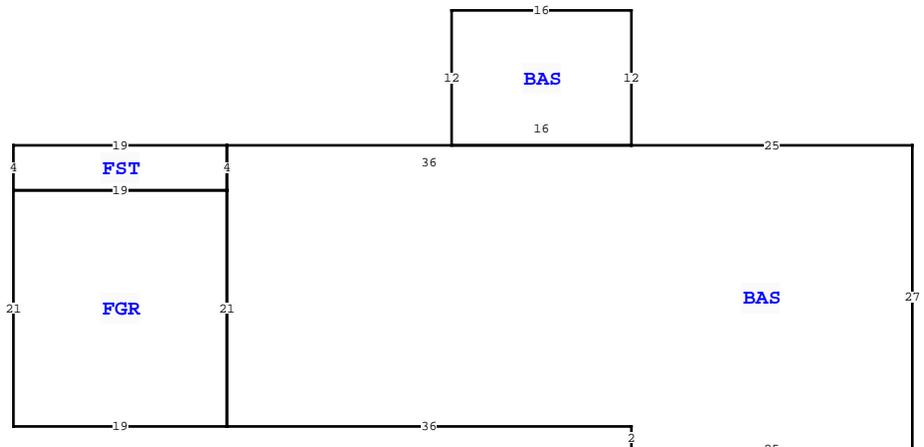
2026

06-4S-17-08098-010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2013									
				Heated Area: 1767				HX Base Yr 2013				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,801
BAS	1,575	100		1,575	129,617
FGR	399	55		219	18,023
FST	76	55		42	3,457
TOTALS	2,242			2,028	166,897

796 SW BISCAYNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	1,000	
2	0120	CLFENCE	4	0	100	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	

TOTAL OB/XF 2,425

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			166,897
TOTAL MARKET OB/XF VALUE			2,425
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			187,822
SOH/AGL Deduction			70,507
ASSESSED VALUE			117,315
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			65,904
TOTAL JUST VALUE			187,822
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\$.