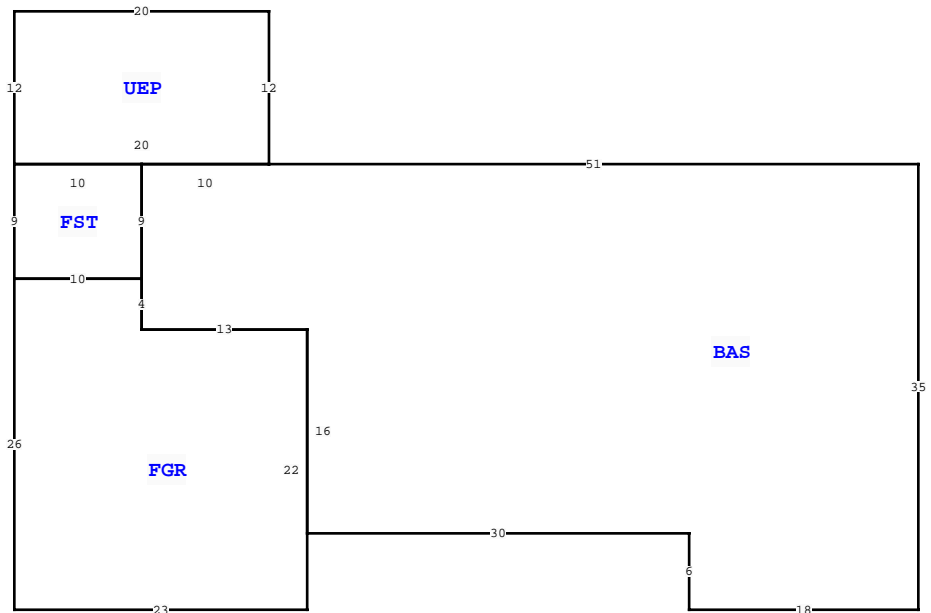


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	116.8200	130.84	283,007	1979	1995	0	0	30.00	70.00
1 SINGLE FAM 100% - 2024 Heated Area: 1669 HX Base Yr 2024											



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	1,669	100		1,669	152,860
FGR	546	55		300	27,476
FST	90	55		50	4,579
UEP	240	60		144	13,189
TOTALS	2,545			2,163	198,105

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			198,105
TOTAL MARKET OB/XF VALUE			1,700
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			244,805
SOH/AGL Deduction			167,240
ASSESSED VALUE			77,565
TOTAL EXEMPTION VALUE	HX HB DX SX WX		77,565
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			244,805
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1082	3/31/2023	WD	Q	I	01	280,000
GRANTOR: DICKS AMANDA						
GRANTEE: BRUZZESE DONALD						
1420/2477	9/30/2020	WD	Q	I	01	154,000
GRANTOR: LOTUS PROPERTIES LLC						
GRANTEE: AMANDA DICKS						

EXTRA FEATURES		832 SW BISCAYNE GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00
2	0190	FPLC PF	1,200.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W51 UEP= N12 W20 S12 E20\$ W10 FST= W10 S9 E10N9\$S9 FGR= W10 S26 E23 N22 W13 N4\$ S4E13 S16 E30 S6 E18 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,700																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							