LOTS 11 & 12 BLOCK A CHAPEL HILL
475-718, 477-169, 790-1431, PB 1

BRUZZESE DONALD/BRUZZESE THERESA
832 SW BISCAYNE GLN
LAKE CITY, FL 32025

2027

06-4S-17-08098-012

BUILDING CHARACTERISTICS

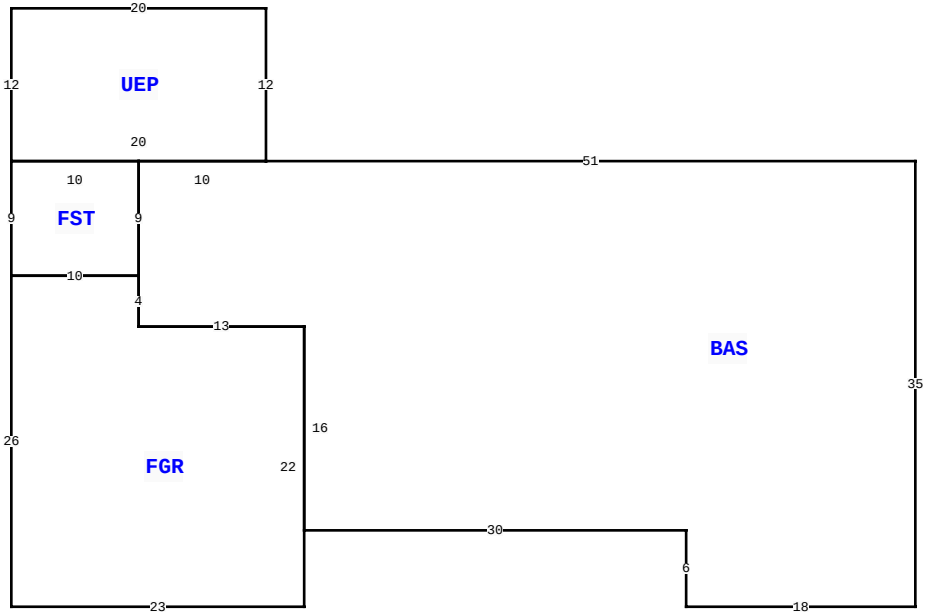
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,669	100		1,669	150,127
FGR	546	55		300	26,985
FST	90	55		50	4,498
UEP	240	60		144	12,953
TOTALS	2,545			2,163	194,562

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	128.50	277,946	1979	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2024 Heated Area: 1669 HX Base Yr 2024



832 SW BISCAYNE GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	194,562
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	241,262
SOH/AGL Deduction	161,370
ASSESSED VALUE	79,892
TOTAL EXEMPTION VALUE	HX HB DX SX WX 79,892
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	241,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,805

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						

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

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	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

REVIEW DATE 05/24/2023 BY ME Total Acres: 0.57 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/16/2026 BY SYS