LOT 13 BLOCK A CHAPEL HILLS
ADDITION #1. ORB 444-835,
779-1393, 794-567 & A STRIP OF

MUENCHEN JOHN R
854 SW BISCAYNE GLN
LAKE CITY, FL 32025

2027

06-4S-17-08098-013

BUILDING CHARACTERISTICS

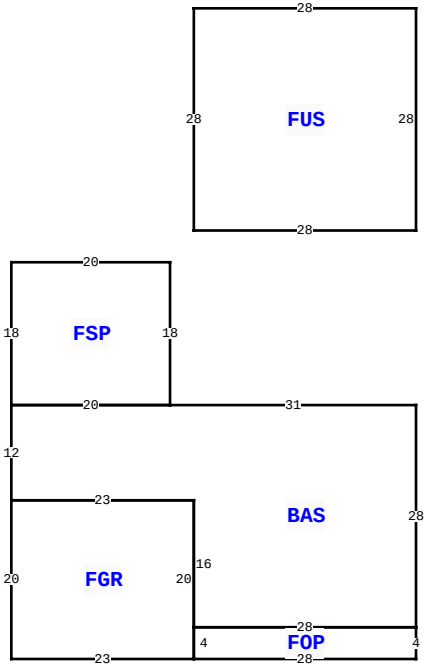
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,060	100		1,060	86,766
FGR	460	55		253	20,709
FOP	112	30		34	2,783
FSP	360	40		144	11,787
FUS	784	100		784	64,174
TOTALS	2,776			2,275	186,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	114.4794	125.93	286,491	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1844 HX Base Yr 1995



854 SW BISCAYNE GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		186,219
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		212,119
SOH/AGL Deduction		82,262
ASSESSED VALUE		129,857
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,446
TOTAL JUST VALUE		212,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000284	ADDN SFR	15	08/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1017/1578	4/06/2004	QC	Q	V	03	400
GRANTOR: CITY OF LAKE CITY						
GRANTEE: JOHN R MUENCHEN						
0794/0567	7/29/1994	WD	Q	I	04	50,000
GRANTOR: STATE STREET BANK & T						
GRANTEE: JOHN R MUENCHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31FSP= N18 W20 S18 E20$ W20 S12 FGR= S20 E23 N20 W23$ E23 S16 FOP= S4 E28 N4 W28$ E28 N28$ PTR=N50 FUS= W28 S28 E28 N28$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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 09/04/2025 BY TW Total Acres: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS