LOT 11 BLOCK E CHAPEL HILLS ADDI
632-52.

GAMEZ-RAMIREZ DANIEL/GAMEZ-RAMIREZ TIFFANY ANN
833 SW BISCAYNE GLEN
LAKE CITY, FL 32025

**2027**

**06-4S-17-08098-015**

## 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 | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

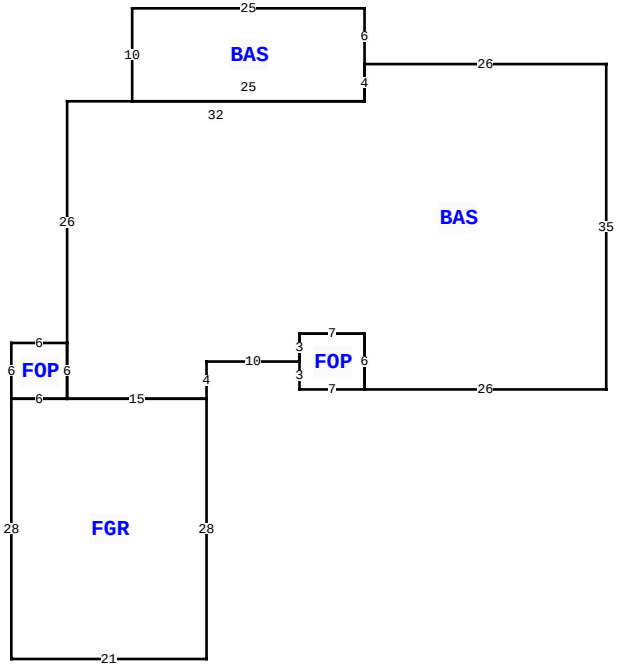
NEIGHBORHOOD/LOC 6417.0900 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 250 | 100 | | 250 | 25,695 |
| BAS | 1,845 | 100 | | 1,845 | 189,625 |
| FGR | 588 | 55 | | 323 | 33,197 |
| FOP | 36 | 30 | | 11 | 1,130 |
| FOP | 42 | 30 | | 13 | 1,336 |
| TOTALS | 2,761 | | | 2,442 | 250,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,442 | 143.7480 | 158.12 | 386,129 | 1987 | 1987 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2095 HX Base Yr




833 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 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 50 | 0 | 0 | 3 | 50 | 1,250 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 13 | 13 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 5 | 0119 | MASONRY WA | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 6 | 0130 | CLFENCE 5 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 250,984 |
| TOTAL MARKET OB/XF VALUE | 3,450 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 272,934 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 272,934 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 272,934 |
| TOTAL JUST VALUE | 272,934 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 277,505 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00435 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1539/1681 | 5/06/2025 | WD | Q | I | 01 | 327,900 |
| GRANTOR: LUPTON CHRISTOPHER C | | | | | | |
| GRANTEE: GAMEZ-RAMIREZ DANIE | | | | | | |
| 1411/2758 | 5/20/2020 | WD | Q | I | 01 | 218,000 |
| GRANTOR: ADAM & SARAH CROCKER | | | | | | |
| GRANTEE: CHRISTOPHER C & VIC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 BAS= N6 W25 S10 E25 N4$ S4 W32 S26 FOP= W6 S6 E6 N6$ S6 FGR= W6 S28 E21 N28 W15$ E15 N4 E10 FOP= S3 E7 N6 W7S3$ N3 E7 S6 E26 N35$.

## LAND DESCRIPTION

TOTAL OB/XF 3,450

| 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 | 0 | | *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 07/31/2025 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS