LOTS 12 & 13 BLOCK E CHAPEL HILL ADDITION 1.

NOERRING COLTON K/NOERRING MADELINE E
801 SW BISCAYNE GLN
LAKE CITY, FL 32025

2026

06-4S-17-08098-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

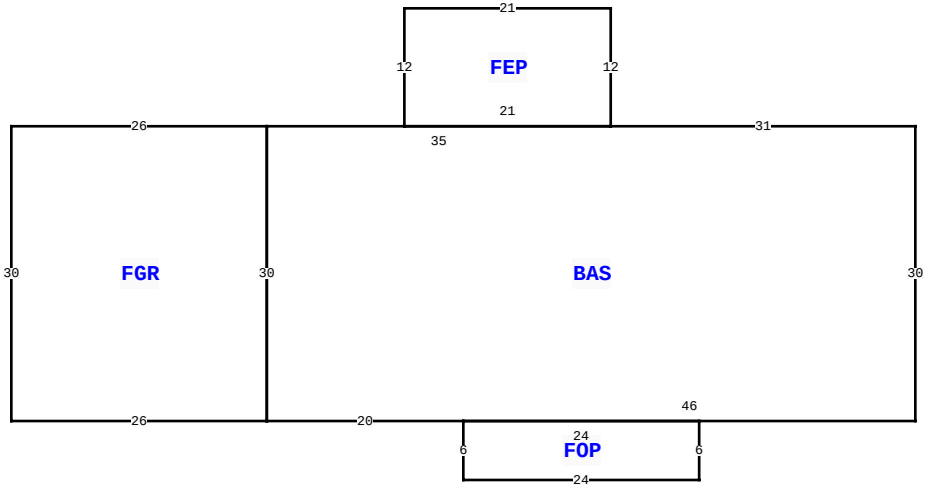
NEIGHBORHOOD/LOC 6417.0900 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	161,210
FEP	252	80		202	16,447
FGR	780	55		429	34,929
FOP	144	30		43	3,501
TOTALS	3,156			2,654	216,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,654	111.8400	125.26	332,440	1983	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1980 HX Base Yr 2024



801 SW BISCAYNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,500	
3	0169	FENCE/WOOD	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		216,086
TOTAL MARKET OB/XF VALUE		6,300
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		267,386
SOH/AGL Deduction		959
ASSESSED VALUE		266,427
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,016
TOTAL JUST VALUE		267,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1625	8/31/2022	WD	Q	I	01	268,000
GRANTOR: MCKINLEY WENDY R						
GRANTEE: NOERRING COLTON K						
1474/1232	8/30/2022	QC	U	I	11	100
GRANTOR: MCKINEY DANIEL L						
GRANTEE: MCKINEY WENDY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FEP= N12 W21 S12 E21$ W35 FGR= W26 S30 E26 N30$ S30 E20 FOP= S6 E24 N6 W24$ E46 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

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 09/27/2016 BY DF Total Acres: 0.55 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/22/2026 BY SYS