LOT 6 EMERALD FOREST S/D.

768-438, WD 1030-1214, DC 1261

BAILEY ANTHONY
115 SW BEAGLE GLEN
LAKE CITY, FL 32024

2026

10-4S-16-02866-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

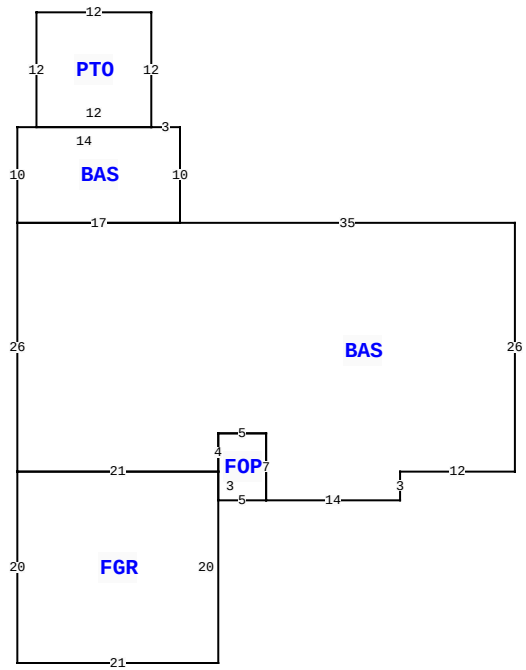
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	10416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	21,201
BAS	1,374	100		1,374	171,354
FGR	420	55		231	28,808
FOP	35	30		10	1,247
PTO	144	5		7	873
TOTALS	2,143			1,792	223,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	131.0000	146.72	262,922	1993	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2020 Heated Area: 1544 HX Base Yr 2020



115 SW BEAGLE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,484
TOTAL MARKET OB/XF VALUE		3,053
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		261,537
SOH/AGL Deduction		77,393
ASSESSED VALUE		184,144
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,422
TOTAL JUST VALUE		261,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,166

PRMT:2:1: PORCH ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30928	MAINT/ALTR	45	04/11/2013
14177	ADDN SFR	50	06/22/1998
6870	SFR	33,000	02/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1787	9/13/2019	WD	Q	I	01	183,000
GRANTOR: JERRY CASTAGNA						
GRANTEE: ANTHONY BAILEY						
1360/2497	5/23/2018	WD	U	I	19	115,000
GRANTOR: WILLIAM B BRANNON AS						
GRANTEE: JERRY CASTAGNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 BAS= N10 W3 PTO= N12 W12 S12 E12$ W14 S10 E17$ W17 S26 FGR= S20 E21 N20 W21$ E21 FOP= S3 E5 N7 W5 S4$ N4 E5 S7 E14 N3 E12 N26$.

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	1,181.00	UT	1.40	1.40	100	0	0	3	100	1,653	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,053

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS