

LOT 9 EMERALD FOREST S/D EX THAT
789-2338 & PART OF LOTS 9,10 & 1
BEG SE COR OF LOT 9, E 16 FT, N

CLEMMONS WILLIAM/CLEMMONS KATHRYN
128 SW BEAGLE GLN
LAKE CITY, FL 32024

2025

10-4S-16-02866-109



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,354	100		1,354	123,356
FGR	459	55		252	22,959
FOP	100	30		30	2,734
UDU	441	55		243	22,138

TOTALS	2,354			1,879	171,186
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,764.00	UT	1.50
2	0280	POOL R/CON	0	100	32	16	512.00	UT	59.50
3	0166	CONC, PAVMT	0	100	0	0	582.00	UT	1.50
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
6	0081	DECKING WI	0	100	16	24	384.00	UT	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,879	116.2060	130.15	244,552	1994	1994	0	0	0 30.00	70.00

1 SINGLE FAM - 100% - 2008Heated Area: 1354HX Base Yr 2008

128 SW BEAGLE GLN, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/03/2025 MLU				

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,186	
TOTAL MARKET OB/XF VALUE		19,057	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		225,243	
SOH/AGL Deduction		146,085	
ASSESSED VALUE		79,158	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		28,436	
TOTAL JUST VALUE		225,243	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10128	POOL	12,000	08/28/1995
7948	SFR	38,000	01/05/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1184/0861	11/12/2009	WD	U	V	37
GRANTOR: SAMMIE J RENTZ JR & S					
GRANTEE: WILLIAM & KATHRYN C					
1135/2740	10/12/2007	WD	U	I	08
GRANTOR: WELLS FARGO BANK NA					
GRANTEE: WILLIAM & KATHRYN C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 FOP= N10 W10 S10 E10\$ W32 S12 FGR= S21 E6 S2 E9 N2 E6 N21 W21\$ E21 S17 E3 S2 E7 N2 E3 S4 E6 S2 E9 N2 E6 N33\$ PTR= N30 UDU= N21 W21 S21 E21\$ S30\$.									