BEG SE COR OF SW1/4 OF NW1/4,
RUN W 322.18 FT, N 240.67 FT,
W 30.07 FT, N 202.06 FT, E

CLEMENT WILLIAM ALLEN/CLEMENT ELENA R
247 SW COQUINA WAY
LAKE CITY, FL 32024

2026

25-4S-16-03125-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

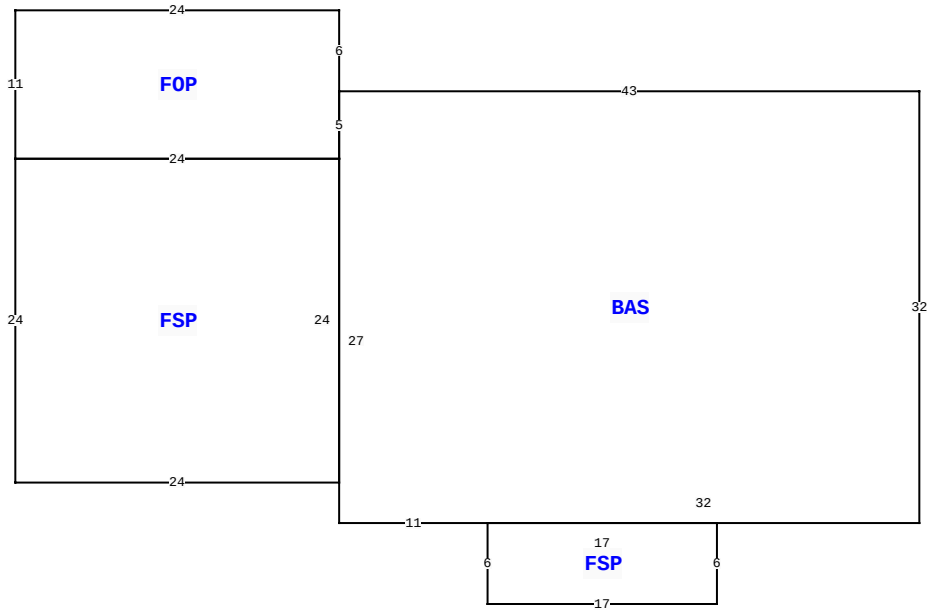
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	127,219
FOP	264	30		79	7,304
FSP	102	40		41	3,791
FSP	576	40		230	21,265
TOTALS	2,318			1,726	159,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	127.0000	142.24	245,506	1979	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1376 HX Base Yr 2007



247 SW COQUINA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,579
TOTAL MARKET OB/XF VALUE		26,564
TOTAL LAND VALUE - MARKET		33,100
TOTAL MARKET VALUE		219,243
SOH/AGL Deduction		57,713
ASSESSED VALUE		161,530
TOTAL EXEMPTION VALUE	HX HB 13	161,530
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		219,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,698

SALE:1:1: 3.31 ACRES WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11042	POOL	65	04/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1088/0518	6/23/2006	WD	Q	I		199,000
GRANTOR: SYLVESTER & JOSEPHINE						
GRANTEE: WILLIAM ALLEN & ELE						
0788/0283	3/25/1994	WD	Q	I		52,000
GRANTOR: GREGORY G BAILEY						
GRANTEE: SYLVESTER & JOSEPHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FOP= N6 W24 S11 E24 N5$ S5 FSP= W24 S24 E24 N24$ S27 E11 FSP= S6 E17 N6 W17$ E32 N32$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	654.00	UT	1.50	1.50	100	1996	1996	3	100	981	
5	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
6	0040	BARN,POLE	0	100	10	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
7	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
8	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	
9	0040	BARN,POLE	0	100	23	33	759.00	UT	2.50	2.50	30	1996	1996	3	30	569	
10	0040	BARN,POLE	0	100	22	33	759.00	UT	2.50	2.50	70	1996	1996	3	70	1,328	

TOTAL OB/XF 25,364

LAND DESCRIPTION

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	3.31	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,100							

REVIEW DATE 07/15/2019 BY BC Total Acres: 3.31 Total Land Value: 33,100 Market: 0 Agricultural: 0 Common: 33,100 PRINTED 11/19/2025 BY SYS

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BUILDING CHARACTERISTICS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	

TOTAL OB/XF 1,200

LAND DESCRIPTION

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

REVIEW DATE 07/15/2019 BY BC Total Acres: 3.31 Total Land Value: 33,100 Market: 0 Agricultural: 0 Common: 33,100 PRINTED 11/19/2025 BY SYS