LOT 6 EASTSIDE VILLAGE UNIT 4

798-1713, WD 811-796, WD 911-158

CLEMONS ARCHIE W/CLEMONS KATHY
239 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-406

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

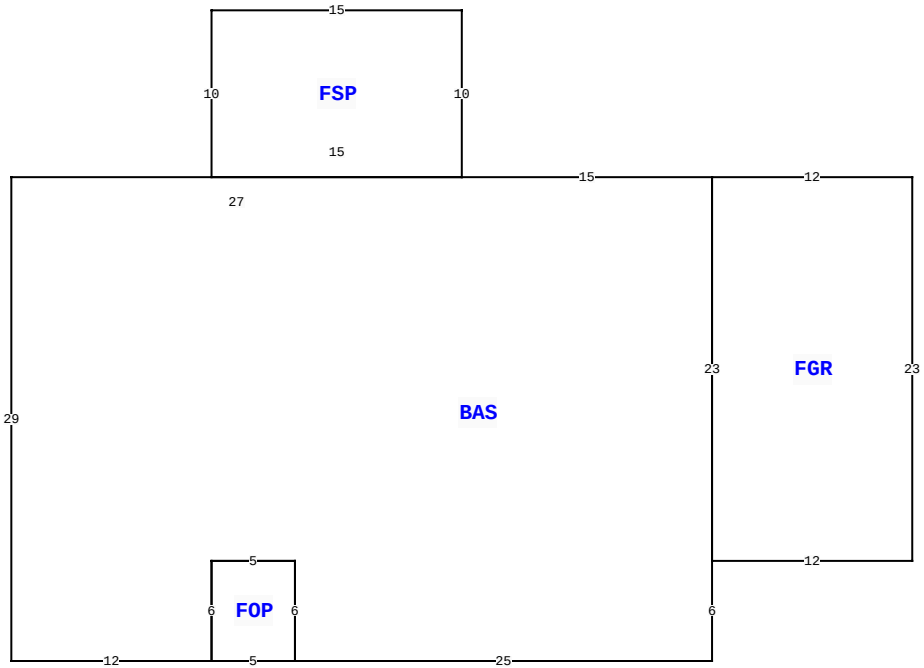
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	125,993
FGR	276	55		152	16,120
FOP	30	30		9	954
FSP	150	40		60	6,363
TOTALS	1,644			1,409	149,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,409	125.4240	140.47	197,922	1995	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2024 Heated Area: 1188 HX Base Yr 2024



239 SE TRISTIN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,431
TOTAL MARKET OB/XF VALUE		2,227
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		174,158
SOH/AGL Deduction		12,589
ASSESSED VALUE		161,569
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		60,847
TOTAL JUST VALUE		174,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37323	MAINT/ALTR	0	10/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/645	12/22/2023	WD	Q	I	01	190,000
GRANTOR: DESANDRE LOUIS JR						
GRANTEE: CLEMONS ARCHIE W						
1396/2649	10/18/2019	WD	Q	I	01	129,900
GRANTOR: PAUL E GOODRICH & OK						
GRANTEE: LOUIS JR & LORA DES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W15 S10 E15$ W27 S29 E12 FOP= E5 N6 W5 S6$ N6 E5 S6 E25 N6 FGR= E12 N23 W12 S23$ N23$.

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	531.00	UT	1.50	1.50	100	1995	1995	3	100	797	
2	0120	CLFENCE 4	0	100	0	0	140.00	UT	4.50	4.50	100	2003	2003	3	100	630	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,227

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/28/2023 BY TP Total Acres: 0.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/21/2025 BY SYS