

LOT 6 EMERALD FOREST S/D.
768-438, WD 1030-1214, DC 1261

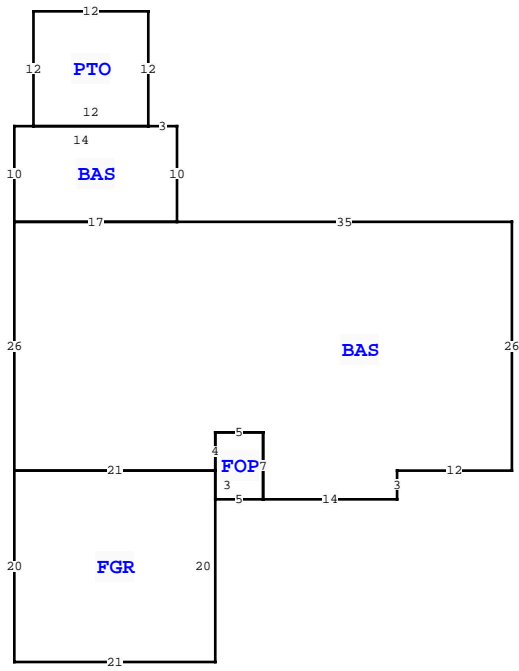
BAILEY ANTHONY
115 SW BEAGLE GLEN
LAKE CITY, FL 32024

2026

10-4S-16-02866-106

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 Floor	13	LAM/VNLPLK 50
Interior Floor	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
Architctual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2020		Heated Area: 1544					HX Base Yr 2020			



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

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

115 SW BEAGLE GLN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
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				77,929	
ASSESSED VALUE				183,608	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				132,197	
TOTAL JUST VALUE				261,537	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				264,166	
PRMT:2:1: PORCH ADDITION					

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

BUILDING NOTES													
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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\$.													

LAND DESCRIPTION														TOTAL OB/XF										3,053
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							