

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

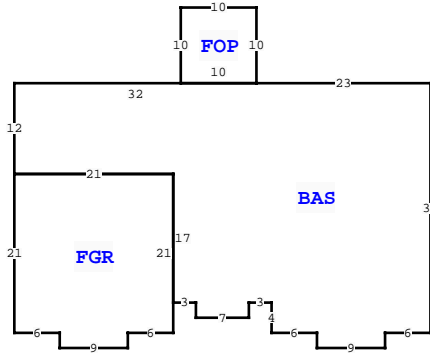
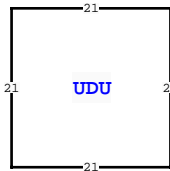
2026

10-4S-16-02866-109



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,354	100	
FGR	459	55	
FOP	100	30	
UDU	441	55	
TOTALS	2,354		

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%	- 2008									
				Heated Area:	1354			HX Base Yr	2008			



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	1,764.00	UT	1.50	1.50	100	0
2	0280	POOL R/CON	0	100	32	16	512.00	UT	59.50	59.50	100	1995
3	0166	CONC, PAVMT	0	100	0	0	582.00	UT	1.50	1.50	100	1994
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1994
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994
6	0081	DECKING WI	0	100	16	24	384.00	UT	3.00	3.00	100	1994

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
							19,057					

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

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			168,741
TOTAL MARKET OB/XF VALUE			19,057
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			222,798
SOH/AGL Deduction			141,503
ASSESSED VALUE			81,295
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			29,884
TOTAL JUST VALUE			222,798
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,243

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	SALE PRICE
1184/0861	11/12/2009	WD	U	V	37	2,000

GRANTOR: SAMMIE J RENTZ JR & S
GRANTEE: WILLIAM & KATHRYN C
1135/2740 10/12/2007 WD U I 08 134,000
GRANTOR: WELLS FARGO BANK NA
GRANTEE: WILLIAM & KATHRYN C

BUILDING NOTES
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\$.