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

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

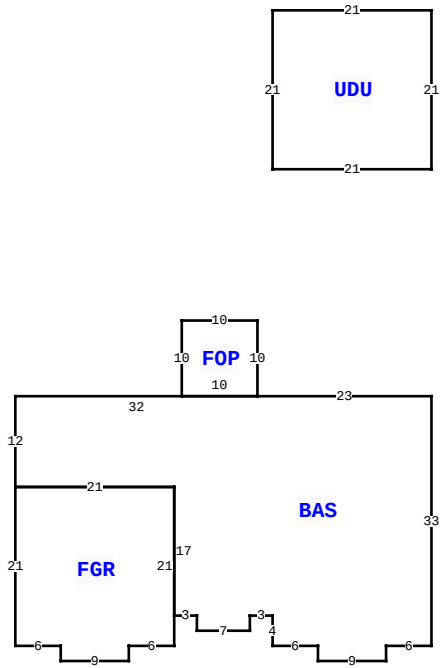
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 10416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,354	100		1,354	123,761
FGR	459	55		252	23,034
FOP	100	30		30	2,742
UDU	441	55		243	22,211
TOTALS	2,354			1,879	171,749

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	132.47	248,911	1994	1994	0	0	0	31.00	69.00

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



128 SW BEAGLE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,749
TOTAL MARKET OB/XF VALUE		19,057
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		225,806
SOH/AGL Deduction		144,511
ASSESSED VALUE		81,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,884
TOTAL JUST VALUE		225,806
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

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$.

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	1,764.00	UT	1.50	1.50	100	0	0	3	100	2,646	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	59.50	59.50	100	1995	1995	3	40	12,186	
3	0166	CONC,PAVMT	0	100	0	0	582.00	UT	1.50	1.50	100	1994	1994	3	100	873	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
6	0081	DECKING WI	0	100	16	24	384.00	UT	3.00	3.00	100	1994	1994	3	100	1,152	

LAND DESCRIPTION

TOTAL OB/XF 19,057

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS