

LOTS 10 & 11 EX THAT PORTION
OF LOT 10 DESC ORB 789-2352 &
EX PART OF LOTS 9,10 & 11 DESC

RENTZ SAMMIE J JR/RENTZ SANDRA
116 SW BEAGLE GLEN
LAKE CITY, FL 32024

2026

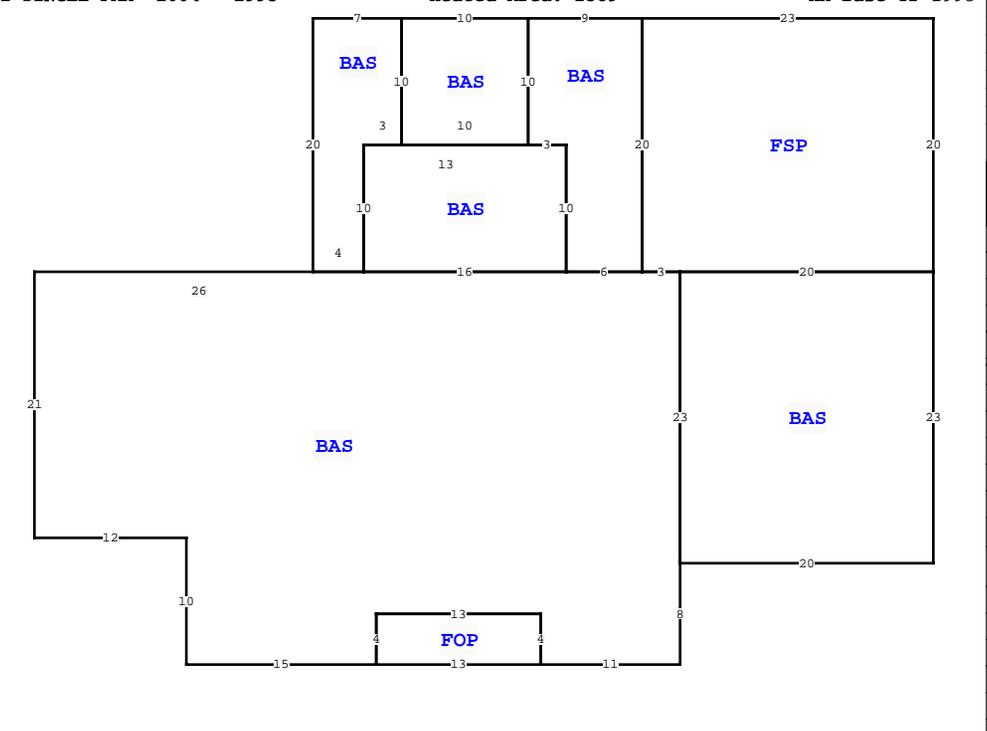
10-4S-16-02866-110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		4 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
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
0100	01	2,589	120.5400	137.42	355,780	1992	1992	0	0	33.83	66.17

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	235,420		
TOTAL MARKET OB/XF VALUE	3,690		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	309,110		
SOH/AGL Deduction	115,287		
ASSESSED VALUE	193,823		
TOTAL EXEMPTION VALUE	HX HB VX 56,411		
BASE TAXABLE VALUE	137,412		
TOTAL JUST VALUE	309,110		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	308,564		



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	100	100		100	9,093
BAS	110	100		110	10,002
BAS	150	100		150	13,640
BAS	160	100		160	14,549
BAS	460	100		460	41,828
BAS	1,409	100		1,409	128,122
FOP	52	30		16	1,455
FSP	460	40		184	16,731
TOTALS	2,901			2,589	235,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/2354	5/05/1994	WD	U	I	34	0
GRANTOR: DDP CORP						
GRANTEE: SAMMIE & SANDRA REN						
0789/2346	5/05/1994	WD	U	I	34	0
GRANTOR: RUSSELL NORTH CORP						
GRANTEE: SAMMIE J & SANDRA W						

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	75	18	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	

TOTAL OB/XF												3,690												
LAND DESCRIPTION												116 SW BEAGLE GLN, LAKE CITY												
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	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W6 BAS= N10 W3 BAS= N10 W10 S10 E10\$ W13 S10 E16\$ W16 BAS= N10 E3 N10 W7 S20 E4\$ W26 S21 E12 S10 E15 FOP= E13 N4 W13 S4\$ N4 E13 S4 E11 N8 BAS= E20 N23 W20 S23\$ N23 FSP= E20 N20 W23 S20 E3\$ W3 BAS= N20 W9 S10 E3 S10 E6\$.	