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

2027

10-4S-16-02866-110

BUILDING CHARACTERISTICS

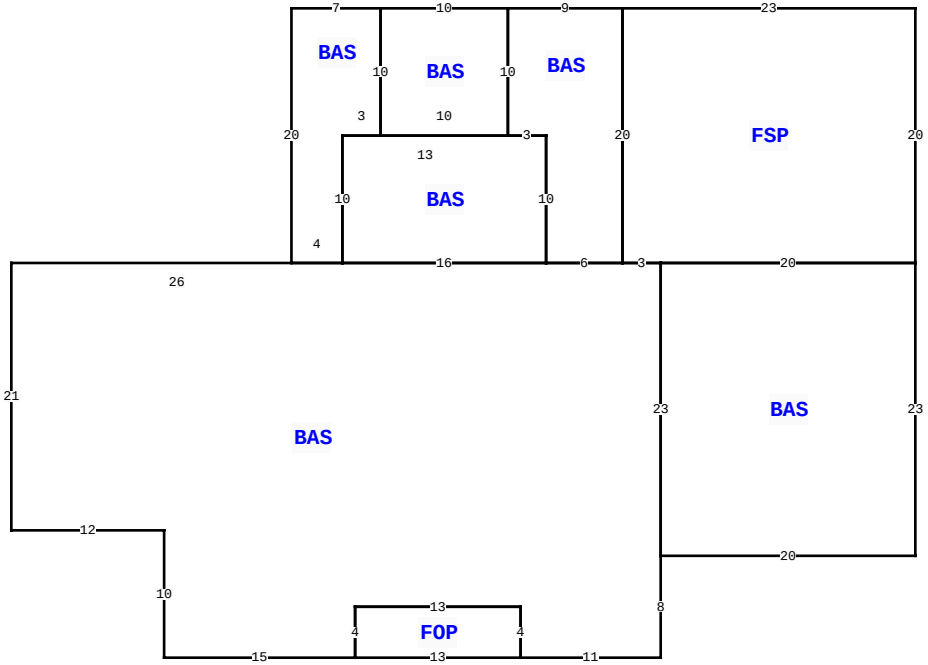
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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	100	100		100	8,773
BAS	110	100		110	9,651
BAS	150	100		150	13,161
BAS	160	100		160	14,037
BAS	460	100		460	40,358
BAS	1,409	100		1,409	123,618
FOP	52	30		16	1,403
FSP	460	40		184	16,143
TOTALS	2,901			2,589	227,146

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	132.59	343,276	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 100% - 1993 Heated Area: 2389 HX Base Yr 1993



116 SW BEAGLE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	227,146
TOTAL MARKET OB/XF VALUE	3,690
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	300,836
SOH/AGL Deduction	101,198
ASSESSED VALUE	199,638
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	143,227
TOTAL JUST VALUE	300,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,964

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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 3,690

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	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.96 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS