

BEG SE COR OF SW1/4 OF NW1/4,
 RUN W 322.18 FT, N 240.67 FT,
 W 30.07 FT, N 202.06 FT, E

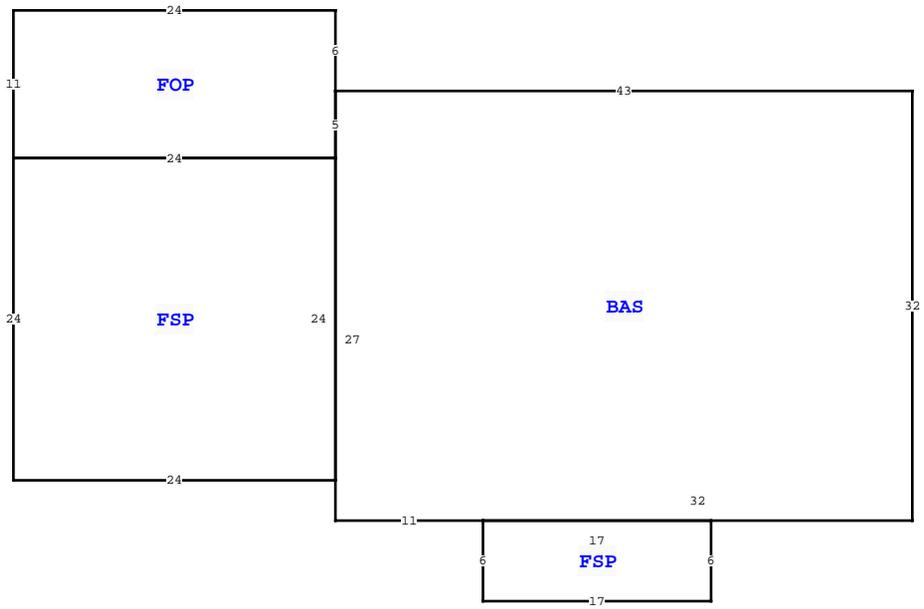
CLEMENT WILLIAM ALLEN/CLEMENT ELENA R
 247 SW COQUINA WAY
 LAKE CITY, FL 32024

2026

25-4S-16-03125-014

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	25416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,376	100	
FOP	264	30	
FSP	102	40	
FSP	576	40	
TOTALS	2,318		

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%	- 2007								
Heated Area: 1376						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			162,428
TOTAL MARKET OB/XF VALUE			26,564
TOTAL LAND VALUE - MARKET			33,100
TOTAL MARKET VALUE			222,092
SOH/AGL Deduction			61,033
ASSESSED VALUE			161,059
TOTAL EXEMPTION VALUE	HX HB 13		161,059
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			222,092
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,698
SALE:1:1: 3.31 ACRES WITH HOUSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11042	POOL	65	04/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/0518	6/23/2006	WD	Q	I		199,000
GRANTOR: SYLVESTER & JOSEPHINE						
GRANTEE: WILLIAM ALLEN & ELE						
0788/0283	3/25/1994	WD	Q	I		52,000
GRANTOR: GREGORY G BAILEY						
GRANTEE: SYLVESTER & JOSEPHI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100
4	0166	CONC, PAVMT	0	100	0	0	654.00	UT	1.50	1.50	100
5	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100
6	0040	BARN, POLE	0	100	10	16	1.00	UT	0.00	0.00	100
7	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100
8	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100
9	0040	BARN, POLE	0	100	23	33	759.00	UT	2.50	2.50	30
10	0040	BARN, POLE	0	100	22	33	759.00	UT	2.50	2.50	70

TOTAL OB/XF											
25,364											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	3.31	AC	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W43 FOP= N6 W24 S11 E24 N5\$ S5 FSP= W24 S24 E24 N24\$ S27 E11 FSP= S6 E17 N6 W17\$ E32 N32\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	3.31	AC	

