

COMM NE COR OF SE1/4, S 797.84 F
N 768.78 FT, NE 225.67 FT, E 396
FT TO POB. (AKA LOT 16 OSCEOLA P

FEAGLE PHILLIP WADE
241 NE LYNX CT
LAKE CITY, FL 32055

2025

04-3S-17-04838-116

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	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
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,216	100	1,216
			26,660
TOTALS	1,216		1,216
			26,660

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MOBILE HME	- 100%	- 2004									Heated Area: 1216	HX Base Yr 2004	
241 NE LYNX CT, LAKE CITY														
				BLD DATE					LGL DATE	05/15/2023 MLU				
				XF DATE					LAND DATE					
				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				26,660		
TOTAL MARKET OB/XF VALUE				7,500		
TOTAL LAND VALUE - MARKET				24,439		
TOTAL MARKET VALUE				42,671		
SOH/AGL Deduction				8,890		
ASSESSED VALUE				33,781		
TOTAL EXEMPTION VALUE				HX HB 25,000		
BASE TAXABLE VALUE				8,781		
TOTAL JUST VALUE				58,599		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				58,599		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
19258				M H	125	02/21/2002
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/0565	3/07/2005	WD	Q	I	01	100
GRANTOR: SHELDON BYRD FEAGLE S						
GRANTEE: PHILLIP WADE FEAGLE						
0830/0518	10/25/1996	WD	Q	V		11,600
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: FEAGLE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S16 E76 N16\$.						

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	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	200	
2	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	300	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	449.00	449.00	1,572							
2	9630	C	SWAMP	100		00	0.00	0.00	7.18	AC		1.00	1.00	1.00	270.00	270.00	1,939							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	17,500							
4	0200	C	MBL HM	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,500							
5	0000	C	VAC RES	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	2,500							

REVIEW DATE 08/06/2015 BY DF																													
Total Acres: 11.68						Total Land Value: 8,511						Market: 17,500						Agricultural: 1,572						Common: 6,939					

PRINTED 12/31/2024 BY SYS																							
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