

S DIV: LOT 6 MELTON ANNEX.
755-2266, 796-157, 934-998, WD 1

FEAGIN JACQUELYN L/BRADOW CHADWICK L JR
419 SW WALL TER
LAKE CITY, FL 32025

2026

00-00-00-13969-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	870317.00	1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	108.6400	121.68	256,745	1963	2010	0	0	0	18.75	81.25
1 SINGLE FAM 100% - 2023 Heated Area: 2079 HX Base Yr 2023												
U52P												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	7,118
BAS	594	100		594	58,726
BAS	1,413	100		1,413	139,696
UOP	156	20		31	3,065
TOTALS	2,235			2,110	208,605

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
1	0258	PATIO	0	100	0	0		1.00	UT 0.00	100	1993	1993
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	1993	1993
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2011	2011
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2011	2011

Q	% COND	OB/XF MKT VALUE	NOTES
3	100	300	
3	100	300	
3	100	1,200	
3	100	200	
TOTAL OB/XF 2,000			

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
1	0100	C	SFR	100		*RSF	2	0.00	0.00	SF		1.00

% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	0.75	0.75	7,050							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE		208,605			
TOTAL MARKET OB/XF VALUE		2,000			
TOTAL LAND VALUE - MARKET		7,050			
TOTAL MARKET VALUE		217,655			
SOH/AGL Deduction		3,586			
ASSESSED VALUE		214,069			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		163,347			
TOTAL JUST VALUE		217,655			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		220,865			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1764	ADDN SFR	100	06/24/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1474/2247	9/02/2022	WD	Q	I	01	270,000	
GRANTOR: HOLLOWAY REBECCA MARI							
GRANTEE: FEAGIN JACQUELYN L							
1328/0338	12/16/2016	WD	Q	I	01	125,000	
GRANTOR: ANDREW DAVID & DONNA							
GRANTEE: REBECCA MARIE HOLLO							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W43 S27 E25 UOP= S3 E52N3 W52\$ E30 BAS= E22 N27 W22 S27\$ N21 BAS= N6 W12 S6 E12\$ W12 N6\$.											