COMM SE COR OF NE1/4 OF SW1/4,
RUN W 51.60 FT TO W R/W OF
FEAGLE AVE FOR POB, CONT W

DICKS ROY STEVEN
804 SE FEAGLE AVE
LAKE CITY, FL 32025

2026

02-5S-17-09063-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

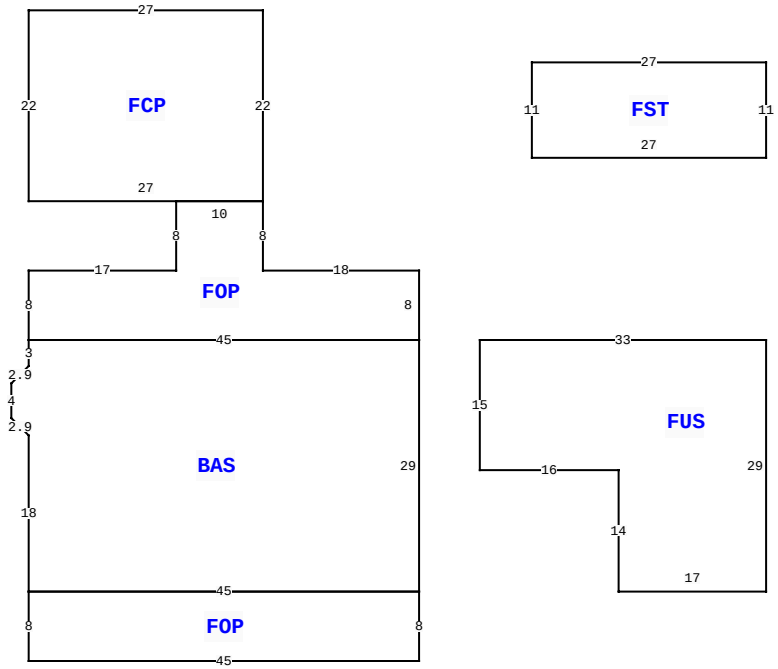
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 02
NEIGHBORHOOD/LOC	2517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100		1,317	132,095
FCP	594	25		148	14,844
FOP	360	30		108	10,833
FOP	440	30		132	13,240
FST	297	55		163	16,349
FUS	733	100		733	73,520
TOTALS	3,741			2,601	260,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,601	114.8160	128.59	334,463	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2050 HX Base Yr 2004



804 SE FEAGLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,881
TOTAL MARKET OB/XF VALUE		31,515
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		342,496
SOH/AGL Deduction		107,872
ASSESSED VALUE		234,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,902
TOTAL JUST VALUE		342,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20423	SFR	352	02/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0973/0869	1/28/2003	WD	Q	V	01	100
GRANTOR: ROY DICKS JR LVG TRUS						
GRANTEE: ROY STEVEN DICKS						
0964/2514	10/15/2002	WD	Q	V	01	100
GRANTOR: ROY DICKS JR LVG TRUS						
GRANTEE: ROY STEVEN DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N29 FOP= N8 W18 N8 FCP= N22 W27 S22 E27$ W10 S8 W17 S8 E45$ W45 S3 D2 L2 S4 R2 D2 S18 FOP= S8 E45 N8 W45$ E45$ PTR= N50 E40 FST= N11 W27 S11 E27$ S50 W40 PTR= E40 FUS= N29 W33 S15 E16 S14 E17$ W40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	24	30	720.00	UT	2.00	2.00	100	2003	2003	3	100	1,440	
3	0030	BARN,MT	0	0	50	50	2,500.00	UT	10.00	10.00	85	2008	2008	3	85	21,250	
4	0060	CARPORT F	0	100	25	50	1,250.00	UT	2.50	2.50	100	2008	2008	3	100	3,125	
5	0252	LEAN-TO W/	0	100	24	75	1,800.00	UT	2.50	2.50	100	2008	2008	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 31,515

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 07/19/2017 BY BC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS