BEG AT SE COR OF N1/2 OF SE1/4
OF NW1/4, RUN N 133 FT, W 174
FT, S 133 FT, E 174 FT TO POB.

DRYDEN WILLIAM D/DRYDEN ELLEN M
460 SE FEAGLE AVE
LAKE CITY, FL 32025

2026

02-5S-17-09065-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

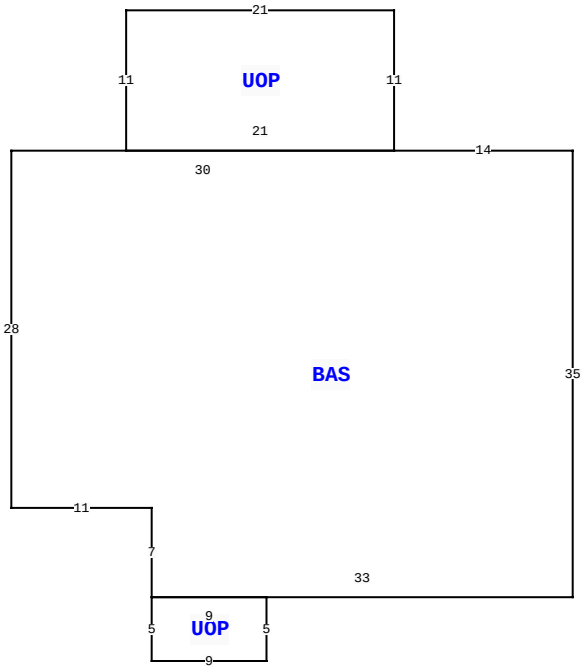
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	03
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	1,463	100		1,463	95,561
UOP	45	20		9	588
UOP	231	20		46	3,005
TOTALS	1,739			1,518	99,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	89.7237	100.49	152,544	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1463 HX Base Yr 1997



460 SE FEAGLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,154
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		10,907
TOTAL MARKET VALUE		113,461
SOH/AGL Deduction		64,253
ASSESSED VALUE		49,208
TOTAL EXEMPTION VALUE	HX HB SX	49,208
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		113,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29143	MAINT/ALTR	40	01/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/0093	8/20/2015	LE	U	I	14	100

GRANTOR: WILLIAM D DRYDEN & EL

GRANTEE: WILLIAM ERIC DRYDEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N11 W21 S11 E21$ W30 S28 E11 S7 UOP= S5 E9 N5 W9$ E33 N35$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	0.53	AC		1.00	1.00	1.47	14,000.00	20,580.00	10,907							

REVIEW DATE 07/19/2017 BY BC Total Acres: 0.53 Total Land Value: 10,907 Market: 0 Agricultural: 0 Common: 10,907 PRINTED 11/19/2025 BY SYS