COMM AT NE COR OF W1/2 OF SEC, R
W 48.28 FT TO W MAINT R/W SE FEA
CONT W 324.98 FT, N 188.45 FT, W

FEAGLE MICHAEL BRANDON/FEAGLE JAMES D REVOCABLE TR
578 SE FEAGLE AVE
LAKE CITY, FL 32025

2026

02-5S-17-09066-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

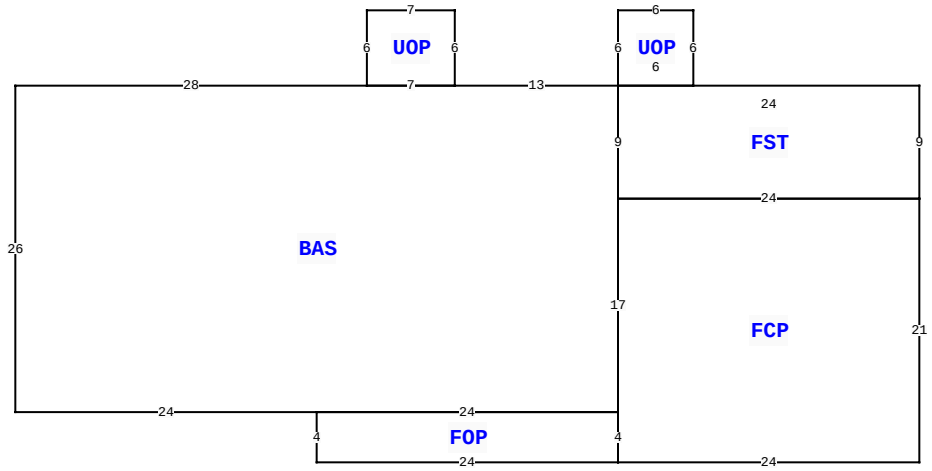
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,248	100		1,248	66,971
FCP	504	25		126	6,762
FOP	96	30		29	1,556
FST	216	55		119	6,386
UOP	36	20		7	376
UOP	42	20		8	429
TOTALS	2,142			1,537	82,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,537	106.4745	119.25	183,287	1976	1976	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2025 Heated Area: 1248 HX Base Yr



578 SE FEAGLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,479
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	18,240
TOTAL MARKET VALUE	101,119
SOH/AGL Deduction	0
ASSESSED VALUE	101,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,119
TOTAL JUST VALUE	101,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22265	M H	286	08/31/2004
22063	M H	304	07/12/2004
12155	M H	125	02/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/2274	10/28/2024	PR	U	I	19	100
GRANTOR: FEAGLE O WENDELL (EST						
GRANTEE: FEAGLE MICHAEL BRAN						
1351/0281	1/04/2018	LE	U	I	14	100
GRANTOR: MARLIN M FEAGLE (LE)						
GRANTEE: RYAN MARLIN FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E24 FOP= S4 E24 N4 W24$ E24 FCP= S4 E24 N21 W24 S17$ N17 FST= E24 N9W24 S9$ N9 UOP= E6 N6 W6 S6$W13 UOP= N6 W7 S6 E7$ W7 $.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 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	0		A-1	0.00	0.00	2.28	AC		1.00	1.00	1.00	8,000.00	8,000.00	18,240							

REVIEW DATE 07/19/2017 BY BC Total Acres: 2.28 Total Land Value: 18,240 Market: 0 Agricultural: 0 Common: 18,240 PRINTED 11/19/2025 BY SYS