

COMM SE COR OF N1/2 OF N1/2 OF N  
 RUN W 1400 FT FOR POB, CONT W 47  
 FT, E 470 FT, S 470 FT TO POB. A

FEAGLE MICHAEL BRANDON/FEAGLE AMANDA FAYE  
 662 SE FEAGLE AVE  
 LAKE CITY, FL 32025

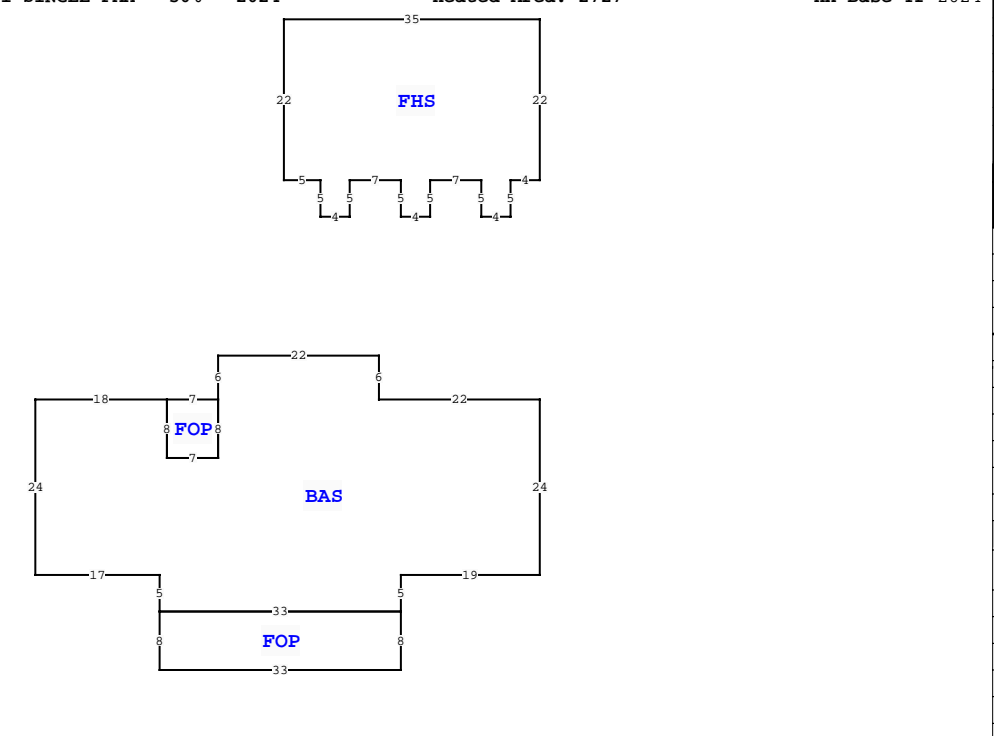
**2025**

02-5S-17-09066-001

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,491	123.7544	138.60	345,253	2001	2001	0	0	23.00	77.00		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	265,845			
TOTAL MARKET OB/XF VALUE	3,800			
TOTAL LAND VALUE - MARKET	122,955			
TOTAL MARKET VALUE	285,838			
SOH/AGL Deduction	2,919			
ASSESSED VALUE	282,919			
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE	232,197			
TOTAL JUST VALUE	392,600			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	379,226			



Quality	07	07			
DOR CODE	5000	IMPROVED AG			
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	1,897	100		1,897	202,451
FHS	830	60		498	53,148
FOP	56	30		17	1,814
FOP	264	30		79	8,431
TOTALS	3,047			2,491	265,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18301	SFR	433	05/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1691	7/26/2023	PB U	I	18		0

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	0030	BARN,MT	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
2	0294	SHED WOOD/	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0040	BARN,POLE	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

TOTAL OB/XF														3,800
662 SE FEAGLE AVE, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
03/22/2022 MLU														

BUILDING NOTES		
GRANTOR: CLERK OF COURT (FEAGL)		
GRANTEE: FEAGLE MICHAEL BRAN		
1261/2204	9/23/2013	PB U I 18 100
GRANTOR: CLERK OF COURT ( MARY)		
GRANTEE: JAMES FEAGLE & ETAL		

BUILDING DIMENSIONS		
BAS= W22 N6 W22 S6 FOP= W7 S8 E7 N8\$ S8 W7 N8 W18 S24 E17 S5		
FOP= S8 E33 N8 W33\$ E33 N5 E19 N24\$ PTR= N30 FHS= N22 W35		
S22 E5 S5 E4 N5 E7 S5 E4 N5 E7 S5 E4 N5 E4\$ S30\$.		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0			0.00	0.00	15.12	AC		1.00	1.00	1.00	280.00	280.00	4,234							
3	5500	A	TIMBER 2	0			0.00	0.00	19.01	AC		1.00	1.00	1.00	445.00	445.00	8,459							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.13	AC		1.00	1.00	1.00	3,500.00	3,500.00	119,455							