LOT 14 BLOCK A OLUSTEE CREEK EST

696-466, WD 971-1586,

ADAMS DEBORAH L
616 SE BALD EAGLE LP
LAKE CITY, FL 32025

2026

02-6S-17-09533-214

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

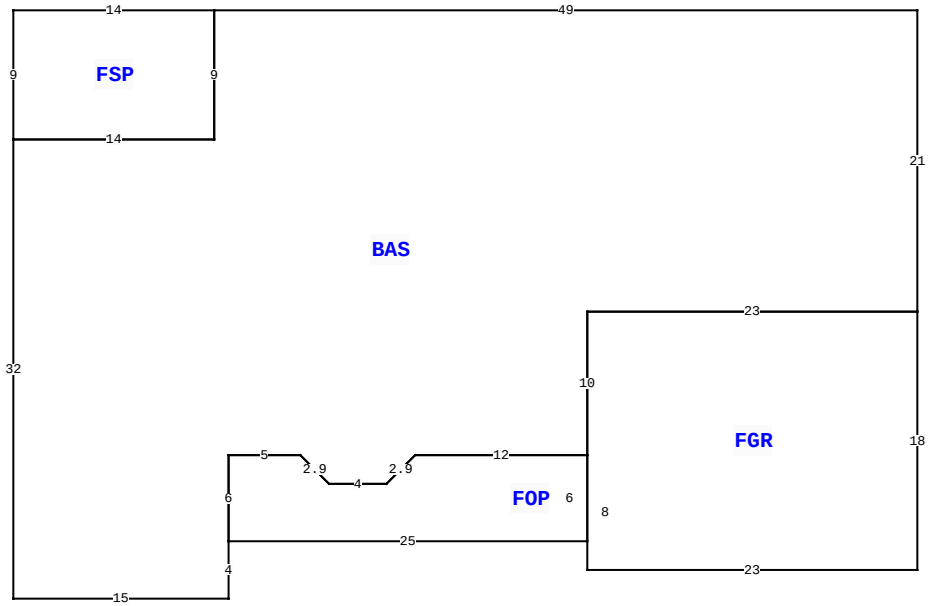
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100		1,759	174,591
FGR	414	55		228	22,630
FOP	138	30		41	4,070
FSP	126	40		50	4,963
TOTALS	2,437			2,078	206,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	110.7740	124.07	257,817	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 0 Heated Area: 1759 HX Base Yr



616 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,254
TOTAL MARKET OB/XF VALUE		10,048
TOTAL LAND VALUE - MARKET		67,230
TOTAL MARKET VALUE		283,532
SOH/AGL Deduction		151,811
ASSESSED VALUE		131,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,999
TOTAL JUST VALUE		283,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,110

SALE:1:1: WHAT IS ON THIS PROPERTY?

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048741	Roof Replacement	14,448	11/28/2023
23019	SFR	524	04/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/1586	12/05/2002	WD	Q	I	04	41,900
GRANTOR: FEAGLE						
GRANTEE: ADAMS						
0696/0466	8/21/1989	AG	U	V		41,820
GRANTOR: FEAGLE						
GRANTEE: ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 FSP= W14 S9 E14 N9$ S9 W14 S32 E15 N4 FOP= E25 N6 W12 L2 D2 W4 U2 L2 W5 S6$ N6 E5 R2 D2 E4 U2 R2 E12 FGR= S8 E23 N18 W23 S10$ N10 E23 N21$.

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	0166	CONC,PAVMT	0	100	63	3	739.00	UT	2.50	2.50	100	2005	2005	3	100	1,848	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,048

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	100		00	0.00	0.00	12.94	AC		1.00	1.00	0.50	9,000.00	4,500.00	58,230							

REVIEW DATE 12/19/2023 BY JS Total Acres: 13.94 Total Land Value: 67,230 Market: 0 Agricultural: 0 Common: 67,230 PRINTED 11/17/2025 BY SYS