

FEAGLE SHELTON B JR
805 NE INDIGO DRIVE
LAKE CITY, FL 32055

04-3S-17-04838-106



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 32 HARDIE BRD 100										0100 01 2,057 112.8000 126.34 259,881 2009 2009 0 0 0 16.00 84.00										VALUATION BY STANDARD									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM 100% - 2000 Heated Area: 1800 HX Base Yr 2000										Tax Group: 3 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 218,300									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 18,471									
Interior Floor 14 CARPET 80																				TOTAL LAND VALUE - MARKET 67,275									
Interior Floor 15 HARDTILE 20																				TOTAL MARKET VALUE 254,152									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 84,578									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 169,574									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 118,852									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 304,046									
Stories 1. 1. 100																				NCON VALUE 0									
Architectural 05 CONV 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 306,645									
Condition Adj 03 100																													
Kitchen Adj 01 01 100																													
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 03																													
NEIGHBORHOOD/LOC 4317.0100 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,800 100 1,800 191,026																													
FOP 858 30 257 27,274																													
TOTALS 2,658 2,057 218,300																													
EXTRA FEATURES										805 NE INDIGO DR, LAKE CITY																			
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 0040 BARN, POLE 0 100 20 30 600.00 UT 2.50 2.50 100 2000 2000 3 100 1,500																													
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 2009 2009 3 100 1,200																													
3 0263 PRCH, USP 0 100 0 0 1.00 UT 0.00 0.00 100 2015 2015 3 100 400																													
4 0031 BARN, MT AE 0 100 0 0 1.00 UT 0.00 0.00 100 2015 2015 3 100 600																													
5 0252 LEAN- TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2015 2015 3 100 200																													
6 0060 CARPORT F 0 100 0 0 1.00 UT 0.00 0.00 100 2015 2015 3 100 800																													
7 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2015 2015 3 100 600																													
8 0041 BARN, MACH 0 0 56 56 3,136.00 UT 7.00 7.00 60 2015 2015 3 60 13,171																													
LAND DESCRIPTION										TOTAL OB/XF 18,471																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 3.00 AC 1.00 1.00 0.80 6,500.00 5,200.00 15,600																													
2 6200 A PASTURE 3 0 00 0.00 0.00 7.95 AC 1.00 1.00 0.80 280.00 224.00 1,781																													
3 9910 M MKT. VAL. AG 0 0.00 0.00 7.95 AC 1.00 1.00 1.00 6,500.00 6,500.00 51,675																													
REVIEW DATE 08/06/2015 BY DF										Total Acres: 10.95 Total Land Value: 17,381										Market: 51,675 Agricultural: 1,781 Common: 15,600 PRINTED 11/19/2025 BY SYS									