BEG SE COR OF SE1/4, N 54 DG W 1 DG E 1055.95 FT, N 39.81 FT, S 5 FT, S 1849.47 FT TO POB. (AKA LO

FEAGLE SHELTON/FEAGLE TOCHA
805 NE INDIGO DR
LAKE CITY, FL 32055

2026

04-3S-17-04838-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

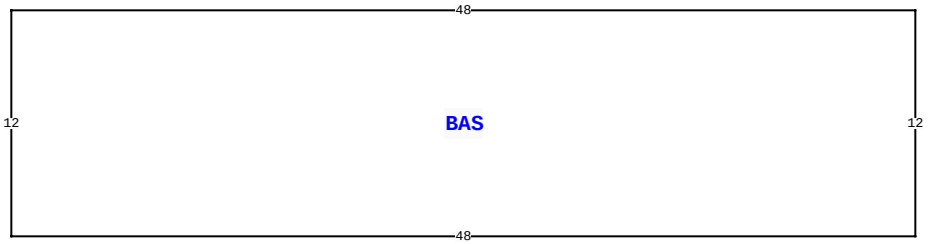
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	12,430
TOTALS	576			576	12,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	89.9100	53.95	31,075	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 576 HX Base Yr



259 NE LYNX CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,430
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,950
TOTAL MARKET VALUE	31,043
SOH/AGL Deduction	4,062
ASSESSED VALUE	26,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,981
TOTAL JUST VALUE	130,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15763	M H	125	07/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/2215	6/14/2019	WD	U	I	14	100,000
GRANTOR: RON B & PAULA S SHINA						
GRANTEE: SHELTON & TOCHA FEA						
0883/0973	6/29/1999	QC	Q	I	01	100
GRANTOR: RON B & PAULA S SHINA						
GRANTEE: RON B SHINALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E48 N12$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.85	3,500.00	2,975.00	2,975							
2	6200	A	PASTURE 3	0					30.85	AC		1.00	1.00	1.00	280.00	280.00	8,638							
3	9910	M	MKT.VAL.AG	0					30.85	AC		1.00	1.00	1.00	3,500.00	3,500.00	107,975							

REVIEW DATE 08/06/2015 BY DF Total Acres: 31.85 Total Land Value: 11,613 Market: 107,975 Agricultural: 8,638 Common: 2,975 PRINTED 11/19/2025 BY SYS