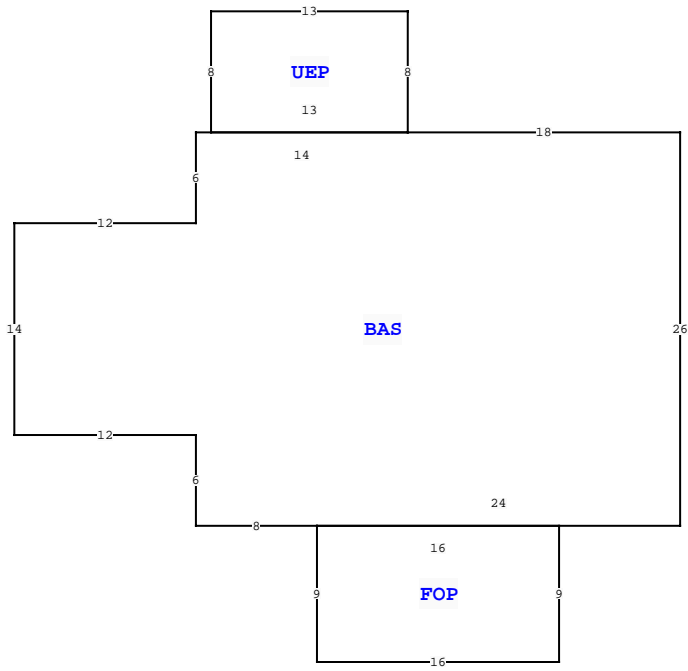


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	01 MINIMUM 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	09 PINE WOOD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 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	1,105	43.7250	48.97	54,112	1938	1938	0	0	0	35.00	65.00	
1 SINGLE FAM - 0% - 2022 Heated Area: 1000 HX Base Yr													



Quality	01 01				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	6617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	31,831
FOP	144	30		43	1,369
UEP	104	60		62	1,973
TOTALS	1,248			1,105	35,173

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	0294	SHED WOOD/	0	0	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	80	
2	0294	SHED WOOD/	0	0	14	49	686.00	UT	0.80	0.80	100	0	0	3	100	549	
3	0020	BARN,FR	0	0	40	49	1,960.00	UT	1.32	1.32	100	0	0	3	100	2,587	
4	0294	SHED WOOD/	0	0	14	49	686.00	UT	0.80	0.80	100	0	0	3	100	549	
5	0294	SHED WOOD/	0	0	12	22	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
9	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	

592 SW LEO FEAGLE GLN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/07/2025
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			35,173
TOTAL MARKET OB/XF VALUE			5,715
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			54,231
SOH/AGL Deduction			103
ASSESSED VALUE			54,128
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			54,128
TOTAL JUST VALUE			135,888
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,690

SALE DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1560	10/19/2021	WD	U	I	30	100
GRANTOR: BUSSCHER MELISSA F						
GRANTEE: BUSSCHER MELISSA FE						
0841/1567	7/02/1997	WD	Q	I	02	0
GRANTOR: DAVID FEAGLE						
GRANTEE: MELISSA FEAGLE BUSS						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W18 UEP= N8 W13 S8 E13\$W14 S6 W12 S14 E12 S6 E8 FOP= S9 E16 N9 W16\$ E24 N26 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	449.00	449.00	3,143							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	350.00	350.00	700							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							