

COMM SE COR, N 463.33 FT, W 210.
CONT W 389.08 FT, N 424.32 FT, E
419.89 FT TO POB.

FEAGLE GEORGE C III/FEAGLE VANESSA ELISE
257 SW ROCKET CT
LAKE CITY, FL 32024-7402

2026

11-4S-16-02932-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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		06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	72,037
FOP	144	30		43	2,911
FST	170	55		94	6,364
UCP	476	20		95	6,432

TOTALS	1,854			1,296	87,744
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.77

REVIEW DATE	01/11/2024	BY	KS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,296	93.0000	104.16	134,991	1965	1965	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2007 Heated Area: 1064 HX Base Yr 2007													

257 SW ROCKET CT, LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/10/2025
	INC DATE		AG DATE	MLU

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	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF													3,600	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00				
A-1	0.00	0.00	2.77	AC		1.00	1.00	1.00	10,000.00	10,000.00				

Total Acres: 3.77	Total Land Value: 37,700	Market: 0	Agricultural: 0	Common: 37,700
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				87,744	
TOTAL MARKET OB/XF VALUE				3,600	
TOTAL LAND VALUE - MARKET				37,700	
TOTAL MARKET VALUE				129,044	
SOH/AGL Deduction				51,154	
ASSESSED VALUE				77,890	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				27,168	
TOTAL JUST VALUE				129,044	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				129,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1205/0580	11/18/2010	WD	U	I	11	100	
GRANTOR: GEORGE FEAGLE C III							
GRANTEE: GEORGE C III & VANE							
0920/0697	2/06/2001	WD	Q	I	01	30,000	
GRANTOR: GLADYS FEAGLE (RETAIN							
GRANTEE: GEORGE FEAGLE (REMA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W21 S28 E10 FOP= S8 E18N 8 W18\$ E28 UCP= E17 N28 W17S28\$ N28 FST= N10 W17 S10 E17\$ W17\$.									