COMM SE COR OF SE1/4 OF SE1/4, N
CONT N 653.33 FT, W 210 FT, S 42
FT, S 255.63 FT, E 343.03 FT TO

FEAGLE GEORGE C JR
231 SW ROCKET CT
LAKE CITY, FL 32024

2026

11-4S-16-02933-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

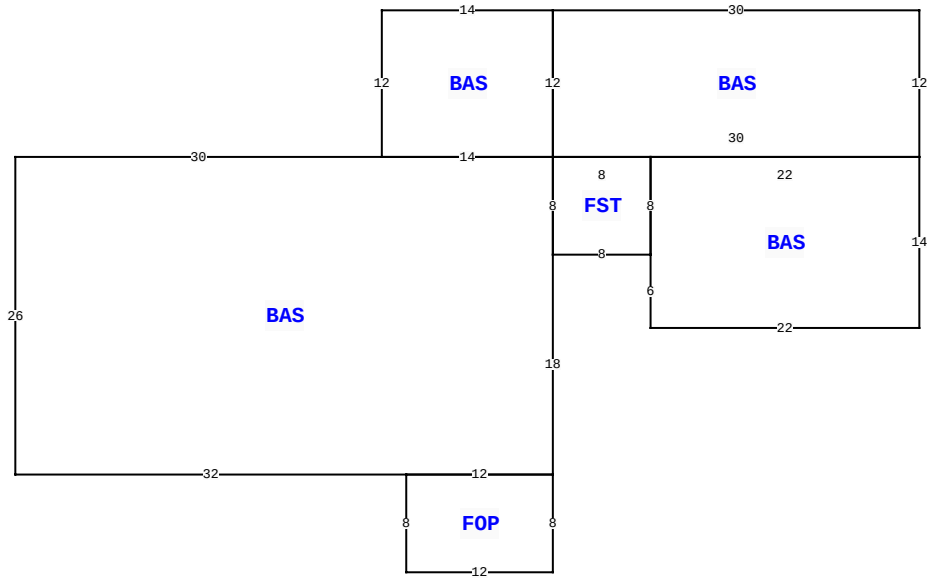
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	13,198
BAS	308	100		308	24,196
BAS	360	100		360	28,282
BAS	1,144	100		1,144	89,872
FOP	96	30		29	2,278
FST	64	55		35	2,750
TOTALS	2,140			2,044	160,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	107.9100	120.86	247,038	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1980 HX Base Yr



231 SW ROCKET CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		160,575
TOTAL MARKET OB/XF VALUE		15,082
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		211,657
SOH/AGL Deduction		79,263
ASSESSED VALUE		132,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,672
TOTAL JUST VALUE		211,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S26 E32 FOP= S8 E12N8 W12$ E12 N18 FST= E8 BAS= S6 E22 N14 W22 S8$ N8 W8S8$ N8 BAS= E30 N12 W30 S12$ BAS= N12 W14 S12 E14$ W14$.

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	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0060	CARPORT F	0	100	10	10	100.00	UT	5.00	5.00	100	1993	1993	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0120	CLFENCE 4	0	100	0	0	280.00	UT	6.50	6.50	100	2009	2009	3	100	1,820	
6	0294	SHED WOOD/	0	100	24	24	576.00	UT	12.00	12.00	100	2009	2009	3	100	6,912	

LAND DESCRIPTION

TOTAL OB/XF 15,082

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	16,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							

REVIEW DATE 01/11/2024 BY KS Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/19/2025 BY SYS