W1/2 OF SE1/4 OF NE1/4, EX THE S

PR 1528-2274

FEAGLE MICHAEL BRANDON/FEAGLE AMANDA FAYE
660 SE FEAGLE AVE
LAKE CITY, FL 32025

2026

11-4S-17-08309-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

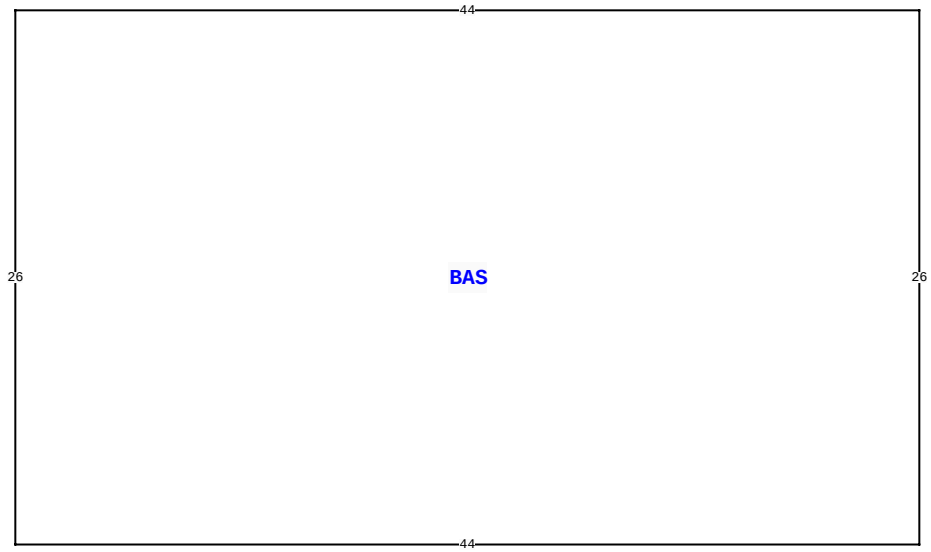
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	77,922
TOTALS	1,144			1,144	77,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,144	113.9000	104.79	119,880	2010	2010	0	0	0	35.00	65.00

2 MODULAR 1 0% - 2025 Heated Area: 1144 HX Base Yr



119 SE MARY ETTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,756
TOTAL MARKET OB/XF VALUE	201,778
TOTAL LAND VALUE - MARKET	130,410
TOTAL MARKET VALUE	439,944
SOH/AGL Deduction	0
ASSESSED VALUE	439,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,944
TOTAL JUST VALUE	439,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,540

PRMT:15:1: LOT 3 RENTZ, VANESA

PRMT:9:1: LOT 65/CLINTON

XFOB:9:1: LOT 9

BLDG:9:1: LOT 31

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044487	Mobile Home		05/19/2022
000041998	Mobile Home		05/24/2021
41449			03/03/2021
40786	M H	0	10/23/2020
40048	M H	0	06/26/2020
39812	M H	0	05/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/2274	10/28/2024	PR	U	I	19	100

GRANTOR: FEAGLE O WENDELL (EST

GRANTEE: FEAGLE MICHAEL BRAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

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	0259	MHP HOOKUP	0	0	0	0	70.00	UT	4,300.00	4,300.00	50	0	0	3	50	150,500	
2	0166	CONC,PAVMT	0	0	5	7	1.00	UT	0.00	0.00	100	1997	1997	3	100	35	
3	0166	CONC,PAVMT	0	0	5	5	1.00	UT	0.00	0.00	100	1997	1997	3	100	25	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	0	5	5	1.00	UT	0.00	0.00	100	1997	1997	3	100	25	
6	0166	CONC,PAVMT	0	0	5	5	1.00	UT	0.00	0.00	100	1997	1997	3	100	25	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	100	
8	0258	PATIO	0	0	10	20	1.00	UT	0.00	0.00	100	1997	1997	3	100	200	
9	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	
10	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 158,010

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	0210	C	TRLR PARK	0		A-1	0.00	0.00	13.49	AC		1.00	1.00	1.00	9,000.00	9,000.00	121,410							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 06/30/2021 BY JB Total Acres: 14.49 Total Land Value: 130,410 Market: 0 Agricultural: 0 Common: 130,410 PRINTED 11/18/2025 BY SYS

W1/2 OF SE1/4 OF NE1/4, EX THE S

PR 1528-2274

FEAGLE MICHAEL BRANDON/FEAGLE AMANDA FAYE
660 SE FEAGLE AVE
LAKE CITY, FL 32025

2026

11-4S-17-08309-000

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	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01

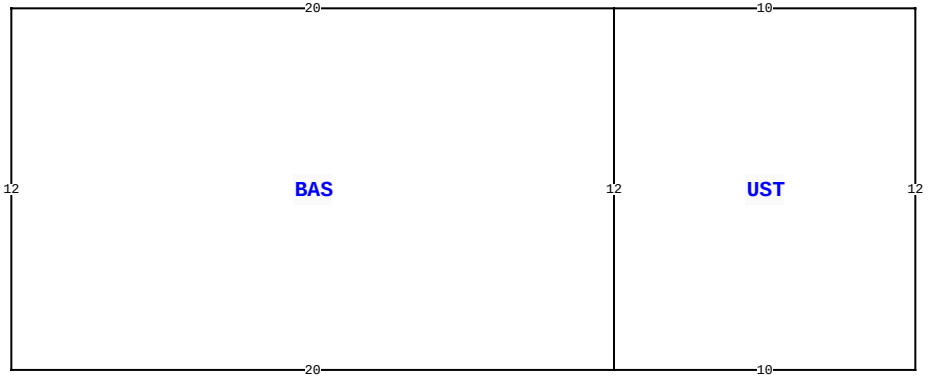
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	4,515
UST	120	40		48	903
TOTALS	360			288	5,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	288	63.5512	47.03	13,545	1976	1976	0	0	10	50.00	40.00

3 OFFICE LOW 0% - 2025 Heated Area: 240 HX Base Yr



119 SE MARY ETTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,756
TOTAL MARKET OB/XF VALUE	201,778
TOTAL LAND VALUE - MARKET	130,410
TOTAL MARKET VALUE	439,944
SOH/AGL Deduction	0
ASSESSED VALUE	439,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,944
TOTAL JUST VALUE	439,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,540

XFOB:8:1: LOT 9

BLDG:8:1: LOT 22

BLDG:7:1: LOT 20

PRMT:7:1: LOT 65 NEW MH ADD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37476	M H	325	11/27/2018
37293	M H	325	10/04/2018
37227	M H	325	09/18/2018
36226	M H	375	01/22/2018
36077	M H	325	12/11/2017
35857	M H	325	10/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2274	10/28/2024	PR	U	I	19	100

GRANTOR: FEAGLE O WENDELL (EST

GRANTEE: FEAGLE MICHAEL BRAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S12 E20 UST= E10 N12 W10 S12$ 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
11	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	
12	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	
13	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
14	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	
15	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	
16	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	
17	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	
18	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	50	
19	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
20	0166	CONC,PAVMT	0	0	0	0	2,214.00	UT	1.00	1.00	100	1997	1997	3	100	2,214	

TOTAL OB/XF 3,364

LAND DESCRIPTION

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

REVIEW DATE 06/30/2021 BY JB Total Acres: 14.49 Total Land Value: 130,410 Market: 0 Agricultural: 0 Common: 130,410 PRINTED 11/18/2025 BY SYS

W1/2 OF SE1/4 OF NE1/4, EX THE S

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LAKE CITY, FL 32025

2026

11-4S-17-08309-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

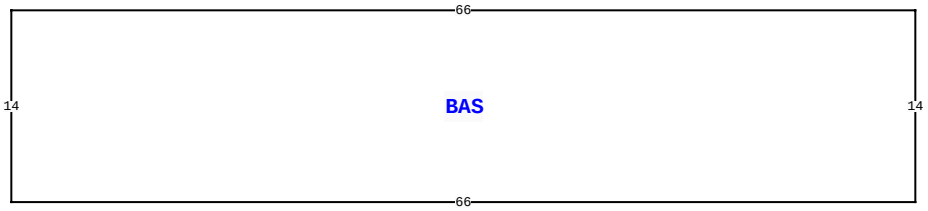
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,416
TOTALS	924			924	24,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	110.1050	66.06	61,039	1999	1999	0	0	0	60.00	40.00

18 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	130,410
TOTAL MARKET VALUE	439,944
SOH/AGL Deduction	0
ASSESSED VALUE	439,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,944
TOTAL JUST VALUE	439,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,540

XFOB:7:1: LOT 8

XFOB:6:1: LOT 7

BLDG:6:1: LOT 17

PRMT:6:1: LOT 63 / BEARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35079	M H	325	03/22/2017
34678	M H	375	11/21/2016
34160	M H	325	06/20/2016
33715	M H	325	01/22/2016
32028	M H	325	06/10/2014
29615	M H	0	08/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/2274	10/28/2024	PR	U	I	19	100

GRANTOR: FEAGLE O WENDELL (EST

GRANTEE: FEAGLE MICHAEL BRAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

119 SE MARY ETTA TER, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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
21	0130	CLFENCE 5	0	0	0	0	3,000.00	UT	3.00	3.00	100	1997	1997	3	100	9,000	
22	0260	PAVEMENT-A	0	0	0	0	57,600.00	UT	0.90	0.90	60	1997	1997	3	60	31,104	
23	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
24	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 40,404

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

REVIEW DATE 06/30/2021 BY JB Total Acres: 14.49 Total Land Value: 130,410 Market: 0 Agricultural: 0 Common: 130,410 PRINTED 11/18/2025 BY SYS