LOT 17 BLOCK A SUWANNEE HILLS S/
613-001, 743-162, 762-175, 762-4

FEAGLE PHILLIP WADE
531 NW SUGARCANE PL
LAKE CITY, FL 32055

2026

21-2S-16-01689-117

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

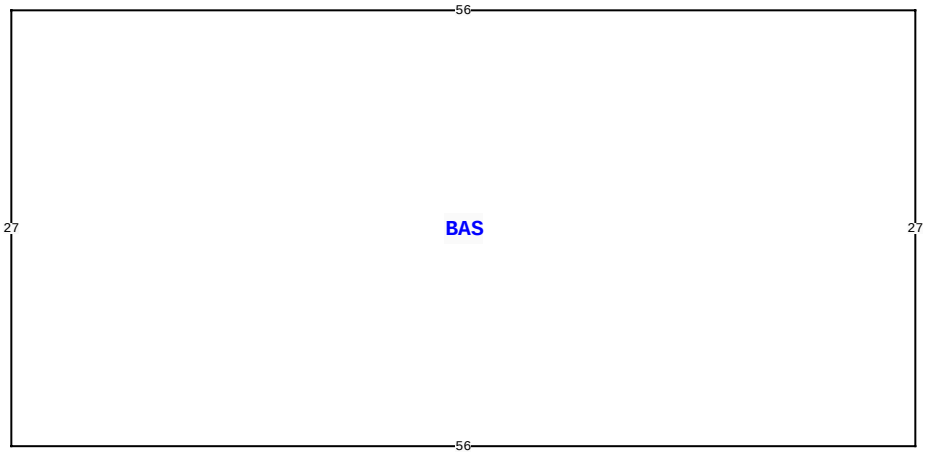
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,332
TOTALS	1,512			1,512	41,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	113.9000	68.34	103,330	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1512 HX Base Yr



531 NW SUGARCANE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,332
TOTAL MARKET OB/XF VALUE	11,550
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	92,882
SOH/AGL Deduction	0
ASSESSED VALUE	92,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,882
TOTAL JUST VALUE	92,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052119	Electrical Servic	0	01/21/2025
6629	M H	60	12/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/2003	10/23/2020	PR	U	I	19	100
GRANTOR: PHILLIP FEAGLE PR FOR						
GRANTEE: PHILLIP WADE FEAGLE						
1171/0644	4/06/2009	QC	U	I	11	100
GRANTOR: SHELTON FEAGLE						
GRANTEE: LINDA FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0296	SHED METAL	0	0	56	10	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0040	BARN,POLE	0	0	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,550

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 02/07/2025 BY TW Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/21/2025 BY SYS