

FEAGLE JAMES D REVOCABLE TRUST DATED JANUARY 14, 1991
991 SE CLINE FEAGLE RD
LAKE CITY, FL 32025

23-5S-17-09349-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																								
Exterior Wall	1905	COMMON BRK 90 AVERAGE 10	0100	01	2,443	109.3680	122.49	299,243	1987	1987	0	0	0	35.00	65.00	VALUATION BY										STANDARD																														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0										Heated Area: 2175					HX Base Yr					Tax Group: 3										Tax Dist:																							
RooF Cover	03	COMP SHNGL 100	<table><caption>Building Footprint Areas</caption><tr><th>Area Type</th><th>Total Gross Area</th><th>Pct Of Base</th><th>Year</th><th>Total Adj Area</th><th>Subarea Market Value</th></tr><tr><td>BAS</td><td>2,175</td><td>100</td><td></td><td>2,175</td><td>173,170</td></tr><tr><td>FCP</td><td>484</td><td>25</td><td></td><td>121</td><td>9,634</td></tr><tr><td>FOP</td><td>168</td><td>30</td><td></td><td>50</td><td>3,981</td></tr><tr><td>FST</td><td>176</td><td>55</td><td></td><td>97</td><td>7,723</td></tr></table>										Area Type	Total Gross Area	Pct Of Base	Year	Total Adj Area	Subarea Market Value	BAS	2,175	100		2,175	173,170	FCP	484	25		121	9,634	FOP	168	30		50	3,981	FST	176	55		97	7,723	BUILDING MARKET VALUE										194,508			
Area Type	Total Gross Area	Pct Of Base											Year	Total Adj Area	Subarea Market Value																																									
BAS	2,175	100												2,175	173,170																																									
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FST	176	55												97	7,723																																									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										5,598																																	
Interior Floo	14	CARPET 90											TOTAL LAND VALUE - MARKET										702,000																																	
Interior Floo	06	VINYL ASB 10											TOTAL MARKET VALUE										260,771																																	
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										75,216																																	
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE										185,555																																											
Bedrooms		3 100	TOTAL EXEMPTION VALUE										HX HB 50,722																																											
Bathrooms		2 100	BASE TAXABLE VALUE										134,833																																											
Frame Stories	01	NONE 100	TOTAL JUST VALUE										902,106																																											
Architectual Units	05	CONV 100	NCON VALUE										0																																											
Condition Adj	03	03 100	INCOME VALUE																																																					
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE										902,106																																											
Quality	05	05																																																						
DOR CODE	5000IMPROVED AG																																																							
MAP NUM											MKT AREA										02																																			
NEIGHBORHOOD/LOC	23517.00										1.00/																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	2,175	100		2,175	173,170																																																			
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TOTALS	3,003			2,443	194,508																																																			
EXTRA FEATURES					991 SE CLINE FEAGLE RD, LAKE CITY										BLD DATE				LGL DATE		04/10/2025		MLU																																	
															XF DATE				LAND DATE																																					
															INC DATE				AG DATE																																					
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	0190	FPLC PF	0100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																																									
2	0294	SHED WOOD/	0	0	0	3.00	UT	166.00	166.00	100	0	0	3	100	498																																									
3	0030	BARN,MT	0	0	30	57	1.00	UT	0.00	100	0	0	3	100	2,500																																									
4	0040	BARN,POLE	0	0	17	55	1.00	UT	0.00	100	0	0	3	100	500																																									
5	0251	LEAN TO W/	0100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200																																									
6	0251	LEAN TO W/	0100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200																																									
7	0285	SALVAGE	0100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500																																									