W1/2 OF NE1/4, EX 1 AC IN NW1/4
OF NW1/4, EX 10 AC OFF W SIDE EX
SW1/4 OF NE1/4 FOR POB, RUN N 45

ROBINSON EDWARD
1909 SE CLINE FEAGLE RD
LAKE CITY, FL 32025

2026

26-5S-17-09389-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

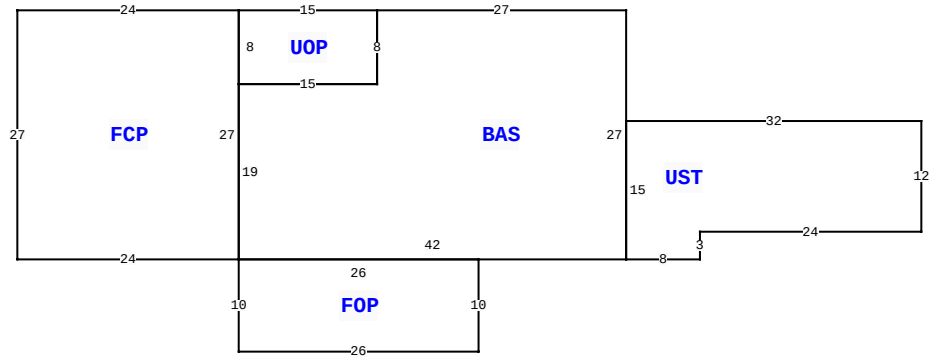
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	55,253
FCP	648	25		162	8,827
FOP	260	30		78	4,250
UOP	120	20		24	1,308
UST	408	45		184	10,026
TOTALS	2,450			1,462	79,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	74.8440	83.83	122,559	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1014 HX Base Yr



1909 SE CLINE FEAGLE RD, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		79,663
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		389,970
TOTAL MARKET VALUE		128,317
SOH/AGL Deduction		40,785
ASSESSED VALUE		87,532
TOTAL EXEMPTION VALUE	HX HB SX	78,432
BASE TAXABLE VALUE		9,100
TOTAL JUST VALUE		473,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043571	Electrical Servic	0	01/21/2022
31162	M H	0	06/21/2013
20455	M H	125	02/26/2003
10727	M H	125	02/08/1996

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= W15 FCP= W24 S27 E24 N27$ S8 E15 N8$ S8 W15S19
FOP= S10 E26 N10 W26$ E42 UST= E8 N3 E24 N12 W32 S15$ 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	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 4,200

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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,000							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	83.66	AC		1.00	1.00	1.00	370.00	370.00	30,954							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	83.66	AC		1.00	1.00	1.00	4,500.00	4,500.00	376,470							

REVIEW DATE 01/24/2022 BY JB Total Acres: 86.66 Total Land Value: 44,454 Market: 376,470 Agricultural: 30,954 Common: 13,500 PRINTED 11/19/2025 BY SYS