COMM NW COR SEC, RUN S 45.51 FT
CR-242-A, RUN E ALONG R/W 362.98
CONT E 152.74 FT, S 208.80 FT, E

HOWARD MICHAEL J/HOWARD ERIN M
505 HILL ST
GREEN COVE SPRINGS, FL 32043

2025

28-4S-17-08797-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

472 SW COUNTY ROAD 242A, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	28,000
SOH/AGL Deduction	3,800
ASSESSED VALUE	24,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,200
TOTAL JUST VALUE	28,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053428	Mobile Home		06/23/2025
000053317	Right-of-Way Acce		06/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2242	5/19/2025	WD	Q	V	01	48,000
GRANTOR: FEAGLE RYAN MARLIN						
GRANTEE: HOWARD MICHAEL J						
1275/0904	5/19/2014	QC	U	V	11	100
GRANTOR: CRYSTAL ALLISON FEAGL						
GRANTEE: RYAN MARLIN FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 08/19/2025 BY SYS