COMM NW COR OF SEC, E 44.90 FT, 499.12 FT FOR POB, E 939.10 FT, FT, S 8 DEG W 150.34 FT, S 9 DEG

FEAGLE RYAN M
484 SW WENDY TER
LAKE CITY, FL 32025

2026

28-4S-17-08797-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,650
TOTAL MARKET VALUE	3,116
SOH/AGL Deduction	0
ASSESSED VALUE	3,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,116
TOTAL JUST VALUE	55,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/2744	3/10/2022	WD	Q	V	01	55,000

GRANTOR: STATEN JAMES L

GRANTEE: FEAGLE RYAN M

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2022 MLU
INC DATE		AG DATE	

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	6200	A	PASTURE 3	0			0.00	0.00	11.13	AC		1.00	1.00	1.00	280.00	280.00	3,116							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.13	AC		1.00	1.00	1.00	5,000.00	5,000.00	55,650							

REVIEW DATE 06/01/2022 BY MLU Total Acres: 11.13 Total Land Value: 3,116 Market: 55,650 Agricultural: 3,116 Common: 0 PRINTED 11/20/2025 BY SYS