BEG SW COR OF SW1/4 OF NE1/4, RU
E 508.63 FT TO W R/W US-441, RUN
R/W 713.73 FT TO N R/W SELLERS R

FEAGLE MARLIN M/FEAGLE DIANE M
P O BOX 1653
LAKE CITY, FL 32056

2026

28-4S-17-08817-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.010 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	108,360
TOTAL MARKET VALUE	8,037
SOH/AGL Deduction	0
ASSESSED VALUE	8,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,037
TOTAL JUST VALUE	108,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,360

SALE:4:1: SALE FOR 14.78 AC

SALE:1:1: SALE FOR 18.61 AC ASSESSED FOR 3.74

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/189	5/07/2024	WD	U	V	11	100
GRANTOR: FEAGLE MARLIN M						
GRANTEE: FEAGLE MARLIN M						
1383/1719	4/30/2019	LE	U	V	14	0
GRANTOR: MARLIN & DIANE FEAGLE						
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	18.06	AC		1.00	1.00	1.00	445.00	445.00	8,037							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.06	AC		1.00	1.00	1.00	6,000.00	6,000.00	108,360							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 18.06 Total Land Value: 8,037 Market: 108,360 Agricultural: 8,037 Common: 0 PRINTED 11/19/2025 BY SYS