SE1/4 OF NW1/4 & SW1/4 OF
NW1/4 AS LIES WEST OF WENDY RD
EX 1.64 AC DESC ORB 423-607 &

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

2026

28-4S-17-08832-013

BUILDING CHARACTERISTICS

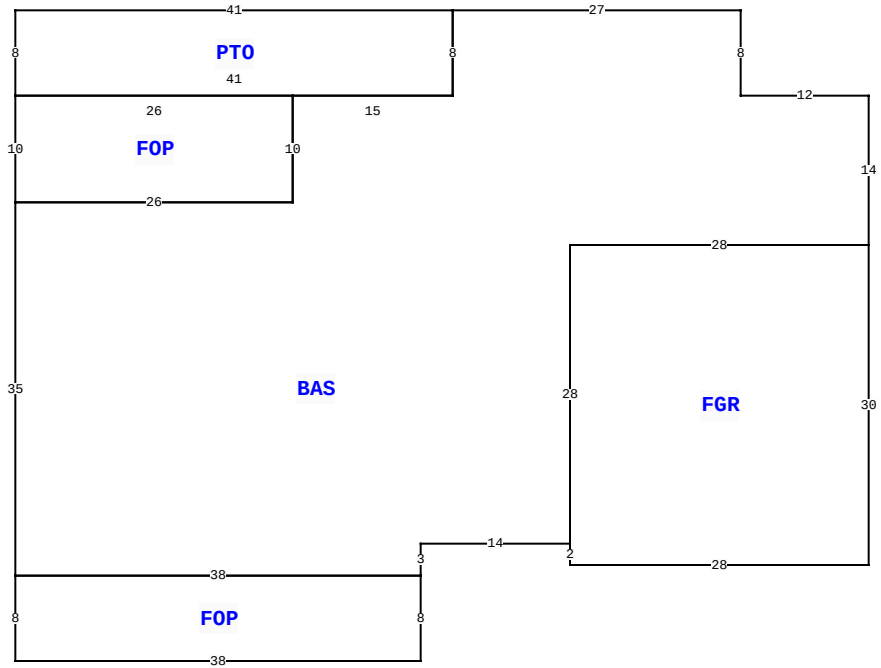
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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
BAS	2,646	100		2,646	353,711
FGR	840	55		462	61,759
FOP	260	30		78	10,426
FOP	304	30		91	12,165
PTO	328	5		16	2,139
TOTALS	4,378			3,293	440,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,293	126.9730	142.21	468,298	2019	2019	0	0	0	6.00	94.00

2 SINGLE FAM 100% - 2020 Heated Area: 2646 HX Base Yr 2020



484 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		440,200
TOTAL MARKET OB/XF VALUE		6,336
TOTAL LAND VALUE - MARKET		105,780
TOTAL MARKET VALUE		457,192
SOH/AGL Deduction		116,749
ASSESSED VALUE		340,443
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,721
TOTAL JUST VALUE		552,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,999

LAND:3:1: JOINS RE # 08832-014

SALE:1:1: SALE NOT IN LINE

SALE:3:1: PERSONAL REP DEED - SEE NOTE SCREEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36636	SFR	1,294	04/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1738	1/04/2018	WD	U	V	11	100

GRANTOR: MARLIN M FEAGLE & DIA

GRANTEE: RYAN MARLIN FEAGLE

1351/0268	1/04/2018	LE	U	V	11	100

GRANTOR: MARLIN M FEAGLE & DIA

GRANTEE: RYAN MARLIN FEAGLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N8 W27 PTO= W41 S8 E41 N8$ S8 W15FOP= W26 S10 E26 N10$ S10 W26 S35 FOP= S8 E38 N8 W38$ E38 N3 E14 FGR= S2 E28 N30 W28 S28 $ N28 E28 N14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	40	45	1,800.00	UT	2.00	2.00	100	2019	2019	3	100	3,600	
3	0166	CONC,PAVMT	0	100	24	32	768.00	UT	2.00	2.00	100	2019	2019	3	100	1,536	

LAND DESCRIPTION

TOTAL OB/XF 6,336

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		A-1	0.00	0.00	16.63	AC		1.00	1.00	1.00	280.00	280.00	4,656							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.63	AC		1.00	1.00	1.00	6,000.00	6,000.00	99,780							
3	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 12/03/2019 BY HC Total Acres: 17.63 Total Land Value: 10,656 Market: 99,780 Agricultural: 4,656 Common: 6,000 PRINTED 11/21/2025 BY SYS