COMM SE COR OF NW1/4, W 1286.49
WENDY RD, N ALONG R/W 695.82 FT,
W 361.87 FT, E 864.87 FT FOR POB

FEAGLE AUSTIN R
457 SW WENDY TER
LAKE CITY, FL 32024

2026

28-4S-17-08832-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

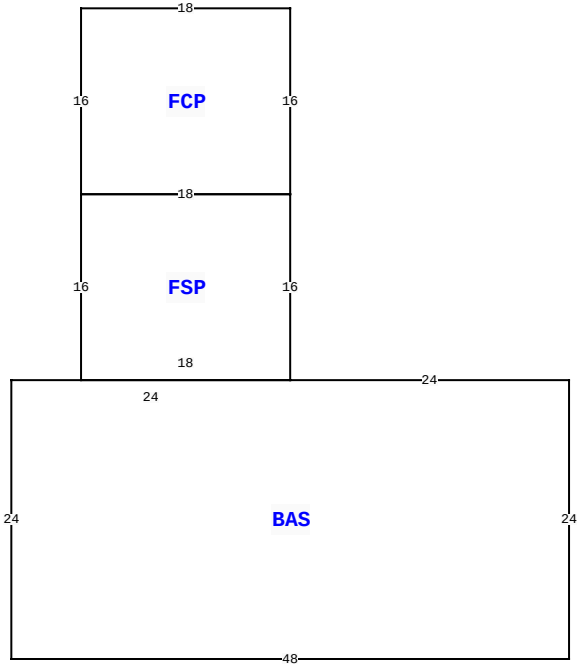
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,152	100		1,152	26,077
FCP	288	25		72	1,630
FSP	288	40		115	2,603
TOTALS	1,728			1,339	30,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,339	94.3200	56.59	75,774	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1152 HX Base Yr 2020



457 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,310
TOTAL MARKET OB/XF VALUE		11,550
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		77,560
SOH/AGL Deduction		47,838
ASSESSED VALUE		29,722
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,722
TOTAL JUST VALUE		77,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/2425	12/29/2021	WD	U	I	11	100
GRANTOR: FEAGLE MARLIN M						
GRANTEE: FEAGLE AUSTIN R						
1405/0100	2/04/2020	WD	U	V	30	100
GRANTOR: MARLIN M & DIANE M FE						
GRANTEE: AUSTIN R FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N16 FCP= N16 W18 S16 E18$ W18 S16 E18$ W24 S24 E48 N24$.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	500.00	500.00	50	1994	1994	3	50	250	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 11,550

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.57	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,700							

REVIEW DATE 06/27/2019 BY RP Total Acres: 3.57 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 11/21/2025 BY SYS