SW1/4 OF NE1/4 & N1/2 OF NE1/4 & OF NE1/4.

DICKS ROY STEVEN
804 SE FEAGLE AVE
LAKE CITY, FL 32025

2026

02-5S-17-09062-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2517.00	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

351 SE FEAGLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	57,618
SOH/AGL Deduction	2,241
ASSESSED VALUE	55,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,377
TOTAL JUST VALUE	707,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	637,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36383	PUMP/UTPOL	50	02/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2575	8/13/2021	WD	Q	V	01	550,000
GRANTOR: OLIVIA RAE FARMS INC						
GRANTEE: DICKS ROY STEVEN						
1349/2365	12/14/2017	WD	Q	V	01	364,000
GRANTOR: DOROTHY DICKS FEAGLE						
GRANTEE: OLIVIA RAE FARMS IN						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	88.50	AC		1.00	1.00	1.00	281.00	281.00	24,868							
2	6677	A	PECANS	0		A-1	0.00	0.00	51.50	AC		1.00	1.00	1.00	500.00	500.00	25,750							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	140.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	700,000							

REVIEW DATE 04/16/2018 BY DF Total Acres: 140.00 Total Land Value: 50,618 Market: 700,000 Agricultural: 50,618 Common: 0 PRINTED 06/23/2026 BY SYS