

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,537	106.4745	119.25	183,287	1976	1976	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2025 Heated Area: 1248 HX Base Yr

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	1,248	100		1,248	66,971
FCP	504	25		126	6,762
FOP	96	30		29	1,556
FST	216	55		119	6,386
UOP	36	20		7	376
UOP	42	20		8	429
TOTALS	2,142			1,537	82,479

L N	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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

578 SE FEAGLE AVE, LAKE CITY	BLD DATE		LGL DATE	05/06/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		82,479	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		22,800	
TOTAL MARKET VALUE		105,679	
SOH/AGL Deduction		0	
ASSESSED VALUE		105,679	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		105,679	
TOTAL JUST VALUE		105,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		101,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22265	M H	286	08/31/2004
22063	M H	304	07/12/2004
12155	M H	125	02/13/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2274	10/28/2024	PR	U	I	19	100
GRANTOR: FEAGLE O WENDELL (EST)						
GRANTEE: FEAGLE MICHAEL BRAN						
1351/0281	1/04/2018	LE	U	I	14	100
GRANTOR: MARLIN M FEAGLE (LE)						
GRANTEE: RYAN MARLIN FEAGLE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S26 E24 FOP= S4 E24 N4 W24\$ E24 FCP= S4 E24 N21 W24 S17\$ N17 FST= E24 N9W24 S9\$ N9 UOP= E6 N6 W6 S6\$W13 UOP= N6 W7 S6 E7\$ W7 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	2.28	AC		1.00	1.00	1.00	10,000.00	10,000.00	22,800							