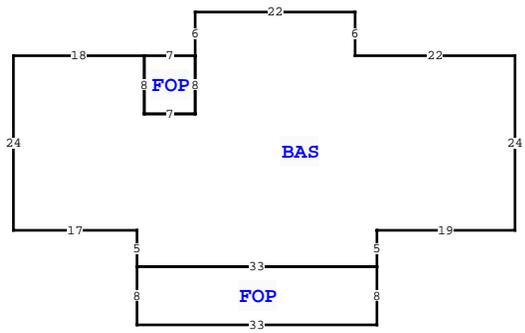
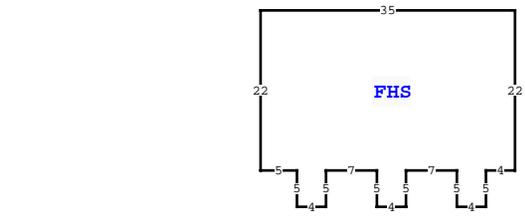


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2517.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,897	100
FHS	830	60
FOP	56	30
FOP	264	30
TOTALS	3,047	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,491	123.7544	141.08	351,430	2001	2001	0	0	24.00	76.00		
1 SINGLE FAM 50% - 2024 Heated Area: 2727 HX Base Yr 2024													



662 SE FEAGLE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		267,087
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		210,780
TOTAL MARKET VALUE		289,580
SOH/AGL Deduction		1,182
ASSESSED VALUE		288,398
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,987
TOTAL JUST VALUE		481,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18301	SFR	433	05/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1691	7/26/2023	PB U		I	18	0

GRANTOR: CLERK OF COURT (FEAGL)  
 GRANTEE: FEAGLE MICHAEL BRAN  
 1261/2204 9/23/2013 PB U I 18 100  
 GRANTOR: CLERK OF COURT ( MARY)  
 GRANTEE: JAMES FEAGLE & ETAL

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 N6 W22 S6 FOP= W7 S8 E7 N8\$ S8 W7 N8 W18 S24 E17 S5 FOP= S8 E33 N8 W33\$ E33 N5 E19 N24\$ PTR= N30 FHS= N22 W35 S22 E5 S5 E4 N5 E7 S5 E4 N5 E7 S5 E4 N5 E4\$ S30\$.	

EXTRA FEATURES																
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	0030	BARN,MT	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
2	0294	SHED WOOD/	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0040	BARN,POLE	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION																								
TOTAL OB/XF 3,800																								
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	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0			0.00	0.00	15.12	AC		1.00	1.00	1.00	280.00	280.00	4,234							
3	5500	A	TIMBER 2	0			0.00	0.00	19.01	AC		1.00	1.00	1.00	445.00	445.00	8,459							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.13	AC		1.00	1.00	1.00	6,000.00	6,000.00	204,780							