COMM NE COR OF W1/2 OF SEC, S 25
48.28 FT, S 30 FT, W 324.08 FT,
246.45 FT FOR POB, CONT W 538.32

FEAGLE MICHAEL BRANDON
660 SE FEAGLE AVE
LAKE CITY, FL 32025

2027

02-5S-17-09066-003

BUILDING CHARACTERISTICS

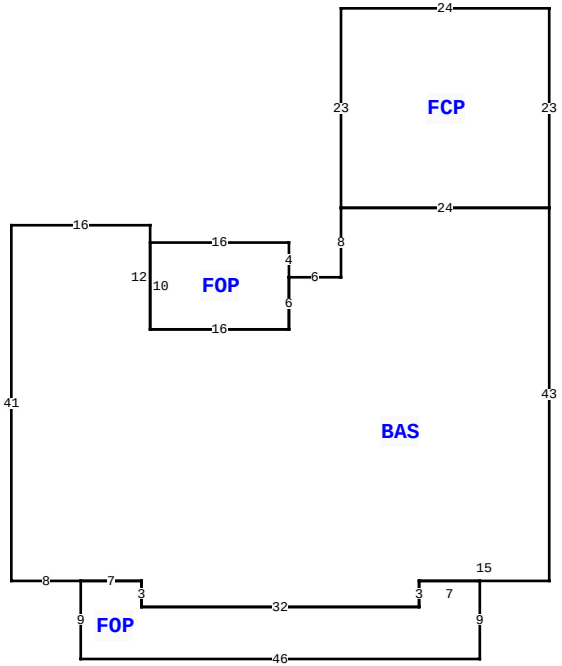
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,458	100		2,458	278,649
FCP	552	25		138	15,644
FOP	160	30		48	5,441
FOP	318	30		95	10,769
TOTALS	3,488			2,739	310,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,739	114.5088	125.96	345,004	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 2458 HX Base Yr 2016



660 SE FEAGLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	2015	2015	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		310,504
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		53,500
TOTAL MARKET VALUE		325,838
SOH/AGL Deduction		106,576
ASSESSED VALUE		219,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,851
TOTAL JUST VALUE		365,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32963	SFR	974	05/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/1478	3/04/2015	WD	U	V	11	100

GRANTOR: O WENDELL FEAGLE (SIN

GRANTEE: O WENDELL & MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FOP= N4 W16 S10 E16 N6$ S6 W16 N12 W16 S41 E8 FOP= S9 E46 N9 W7 S3 W32 N3 W7$ E7 S3 E32 N3 E15 N43 FCP= N23 W24 S23 E24$ W24 S8$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0			0.00	0.00	4.05	AC		1.00	1.00	1.00	280.00	280.00	1,134							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,500							

REVIEW DATE 07/19/2017 BY BC Total Acres: 5.05 Total Land Value: 14,134 Market: 40,500 Agricultural: 1,134 Common: 13,000 PRINTED 11/17/2026 BY SYS