

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

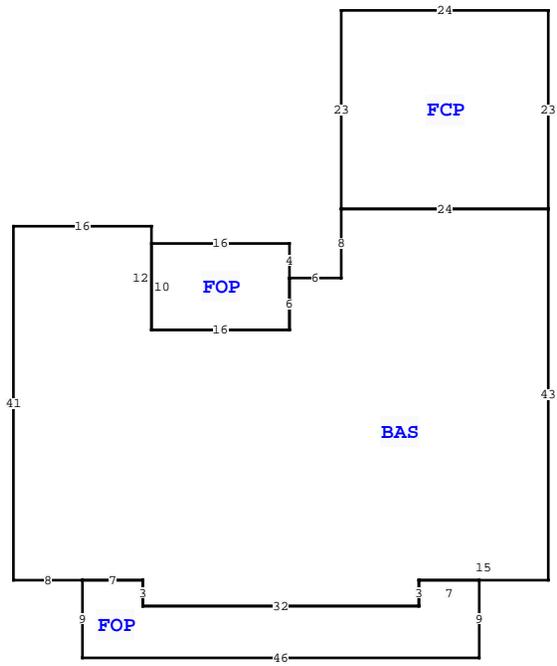
FEAGLE MICHAEL BRANDON
660 SE FEAGLE AVE
LAKE CITY, FL 32025

2026

02-5S-17-09066-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,458	100	
FCP	552	25	
FOP	160	30	
FOP	318	30	
TOTALS	3,488		

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	130.54	357,549	2015	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2016 Heated Area: 2458 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			321,794
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			53,500
TOTAL MARKET VALUE			337,128
SOH/AGL Deduction			124,219
ASSESSED VALUE			212,909
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			161,498
TOTAL JUST VALUE			376,494
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,362

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\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2015

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	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							