

COMM NE COR OF E1/2, S 1538.94 F
 FOR POB, CONT S 1082.89 FT, SW 6
 215.78 FT, N 1196.67 FT, E 753.1

FEAGLE SHELTON JR/FEAGLE TOCHA C
 805 NE INDIGO DR
 LAKE CITY, FL 32055

2026

04-3S-17-04838-107


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 70,965 TOTAL MARKET VALUE 8,113 SOH/AGL Deduction 0 ASSESSED VALUE 8,113 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,113 TOTAL JUST VALUE 70,965 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 70,965																	
DOR CODE		5500																		TIMBERLAND 80-89																	
MAP NUM																				MKT AREA		03															
NEIGHBORHOOD/LOC		4317.0100																		1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																				489 NE MANATEE PL, LAKE CITY										BLD DATE		LGL DATE		04/14/2025		MLU	
EXTRA FEATURES										TOTAL OB/XF										0																	
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																					
LAND DESCRIPTION										TOTAL OB/XF										0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	5500	A	TIMBER 2	0		00	0.00	0.00	15.50	AC		1.00	1.00	1.00	445.00	445.00	6,898																				
2	9630	C	SWAMP	0		00	0.00	0.00	4.50	AC		1.00	1.00	1.00	270.00	270.00	1,215																				
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	15.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	69,750																				