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

**2027**

**04-3S-17-04838-107**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

489 NE MANATEE PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 86,465 |
| 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 | 86,465 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 86,465 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 39292 | SFR | 0 | 02/12/2020 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1403/1946 | 1/15/2020 | WD | U | V | 11 | 100 |
| GRANTOR: SHELTON FEAGLE JR | | | | | | |
| GRANTEE: SHELTON JR & TOCHA | | | | | | |
| 1364/1116 | 7/12/2018 | WD | U | V | 11 | 100 |
| GRANTOR: PHILLIP WADE FEAGLE | | | | | | |
| GRANTEE: SHELTON FEAGLE JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 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 | 5,500.00 | 5,500.00 | 85,250 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/18/2026 BY MLU Total Acres: 20.00 Total Land Value: 8,113 Market: 85,250 Agricultural: 6,898 Common: 1,215 PRINTED 11/17/2026 BY SYS