

COMM NE COR OF SE1/4, S 797.84 F
N 768.78 FT, NE 225.67 FT, E 396
FT TO POB. (AKA LOT 16 OSCEOLA P

FEAGLE PHILLIP WADE
241 NE LYNX CT
LAKE CITY, FL 32055

2026

04-3S-17-04838-116



ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		1,216 33,240

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	- 2004		Heated Area: 1216					HX Base Yr	2004		
BLD DATE		LGL DATE		04/14/2025	MLU								
XF DATE		LAND DATE											
INC DATE		AG DATE											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			33,240
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			28,939
TOTAL MARKET VALUE			50,237
SOH/AGL Deduction			15,484
ASSESSED VALUE			34,753
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			9,753
TOTAL JUST VALUE			69,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19258	M H	125	02/21/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/0565	3/07/2005	WD	Q	I	01	100
GRANTOR: SHELDON BYRD FEAGLE S						
GRANTEE: PHILLIP WADE FEAGLE						
0830/0518	10/25/1996	WD	Q	V		11,600
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: FEAGLE						

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	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	200	
2	0070	CARPOT UF	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	300	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,500			
241 NE LYNX CT, LAKE CITY																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W76 S16 E76 N16\$.													

LAND DESCRIPTION														TOTAL OB/XF				7,500						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.50	AC		1.00	1.00	1.00	445.00	445.00	1,558							
2	9630	C	SWAMP	100		00	0.00	0.00	7.18	AC		1.00	1.00	1.00	270.00	270.00	1,939							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	21,000							
4	0200	C	MBL HM	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	3,000							
5	0000	C	VAC RES	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	3,000							