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 BRANDON WADE
241 NE LYNX CT
LAKE CITY, FL 32055

2027

04-3S-17-04838-116

BUILDING CHARACTERISTICS

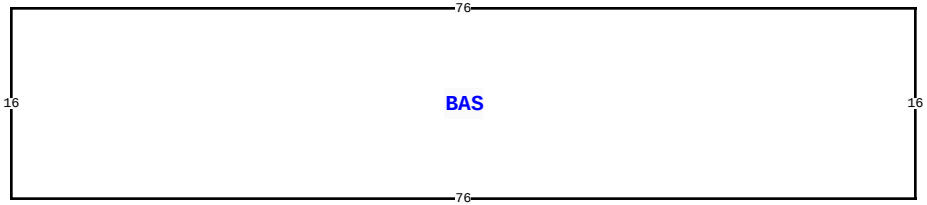
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
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
0800	02	1,216	113.9000	68.34	83,101	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 1216 HX Base Yr 2004



241 NE LYNX CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,240
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		35,689
TOTAL MARKET VALUE		51,737
SOH/AGL Deduction		15,834
ASSESSED VALUE		35,903
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,903
TOTAL JUST VALUE		76,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,429

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
1573/998	7/11/2026	WD	U	I	11	100
GRANTOR: FEAGLE PHILLIP WADE						
GRANTEE: FEAGLE BRANDON WADE						
1041/0565	3/07/2005	WD	Q	I	01	100
GRANTOR: SHELDON BYRD FEAGLE S						
GRANTEE: PHILLIP WADE FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	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	7,500.00	7,500.00	26,250							
4	0200	C	MBL HM	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	3,750							
5	0000	C	VAC RES	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	3,750							

REVIEW DATE 08/06/2015 BY DF Total Acres: 11.68 Total Land Value: 10,997 Market: 26,250 Agricultural: 1,558 Common: 9,439 PRINTED 11/17/2026 BY SYS