

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

BAS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

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			28,939
TOTAL MARKET VALUE			50,237
SOH/AGL Deduction			15,394
ASSESSED VALUE			34,843
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			9,843
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		2011	2011	3	100	200
2	0070	CARPORT UF	0	100	0	0		1.00	UT	0.00		2011	2011	3	100	300
3	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00				3	100	7,000

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	DPH 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							