

BEG SE COR OF SE1/4, N 54 DG W 1  
 DG E 1055.95 FT, N 39.81 FT, S 5  
 FT, S 1849.47 FT TO POB. (AKA LO

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

**2026**

04-3S-17-04838-119

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
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	576	100	
TOTALS	576		12,430

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2021									
				Heated Area: 576			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												
				TOTALS	576			576			12,430	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		12,430	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		126,800	
TOTAL MARKET VALUE		31,468	
SOH/AGL Deduction		4,487	
ASSESSED VALUE		26,981	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		26,981	
TOTAL JUST VALUE		146,230	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15763	M H	125	07/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/2215	6/14/2019	WD	U	I	14	100,000
GRANTOR: RON B & PAULA S SHINA						
GRANTEE: SHELTON & TOCHA FEA						
0883/0973	6/29/1999	QC	Q	I	01	100
GRANTOR: RON B & PAULA S SHINA						
GRANTEE: RON B SHINALL						

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
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S12 E48 N12\$.												

LAND DESCRIPTION													TOTAL OB/XF											
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.85	4,000.00	3,400.00	3,400							
2	6200	A	PASTURE 3	0					30.85	AC		1.00	1.00	1.00	280.00	280.00	8,638							
3	9910	M	MKT.VAL.AG	0					30.85	AC		1.00	1.00	1.00	4,000.00	4,000.00	123,400							