

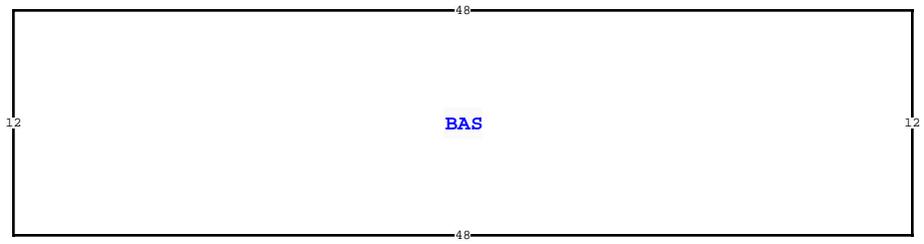
BEG SE COR OF SE1/4, N 54 DG W 1
 DG E 1055.95 FT, N 39.81 FT, S 5
 FT, S 1849.47 FT TO POB. (AKA LO

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														
0800	02	576	89.9100	53.95	31,075	1993	1993	0	0	60.00	40.00														
1 MOBILE HME 0% - 2021 Heated Area: 576 HX Base Yr																									
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/11/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/11/2025	MLU	
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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		110,950	
TOTAL MARKET VALUE		31,043	
SOH/AGL Deduction		4,062	
ASSESSED VALUE		26,981	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		26,981	
TOTAL JUST VALUE		130,380	
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000

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	3,500.00	2,975.00	2,975														
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	3,500.00	3,500.00	107,975														

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S12 E48 N12\$.