N1/2 OF NE1/4 & COMM NE COR OF S
S 1267.98 FT TO NE COR OF LOT 8,
FT FOR POB (ALSO BEING THE NE CO

FEAGLE SHELTON
PO BOX 40
LAKE CITY, FL 32056

2026

05-3S-17-04845-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	09/26/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,280
TOTAL MARKET VALUE	18,618
SOH/AGL Deduction	0
ASSESSED VALUE	18,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,618
TOTAL JUST VALUE	300,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/1799	1/29/2015	WD	Q	V	01	120,000
GRANTOR: 121 PROPERTIES LLC						
GRANTEE: SHELTON FEAGLE						
1082/0834	4/25/2006	WD	Q	V		288,000
GRANTOR: SOUTHERN TIMBER VENTU						
GRANTEE: 121 PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	280.00	280.00	14,000							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	10.07	AC		1.00	1.00	1.00	40.00	40.00	403							
3	5600	A	TIMBER 3	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	75.07	AC		1.00	1.00	0.80	5,000.00	4,000.00	300,280							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 75.07 Total Land Value: 18,618 Market: 300,280 Agricultural: 18,618 Common: 0 PRINTED 06/30/2026 BY SYS