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

2027

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					

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

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

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 11/17/2026 BY SYS