E 10 AC OF S1/2 OF S1/2 OF NE1/4
733-451, 348-434, 665-458,927-20

SOUNART MICHAEL R/SOUNART DEBORAH F
112 LINWOOD LANE
ALASKA, AK 99611

2027

06-6S-16-03779-003

BUILDING CHARACTERISTICS

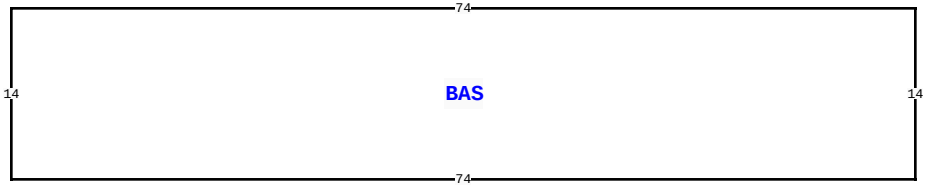
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100		1,036	61,949
TOTALS	1,036			1,036	61,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,036	116.9000	108.72	112,634	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1036 HX Base Yr



2082 SW DREW FEAGLE AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,949
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	87,050
TOTAL MARKET VALUE	86,965
SOH/AGL Deduction	0
ASSESSED VALUE	86,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,965
TOTAL JUST VALUE	158,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17995	M H	125	03/01/2001
17714	M H	75	12/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1720	6/12/2023	WD	U	I	11	100
GRANTOR: FEAGLE JAMES R						
GRANTEE: SOUNART MICHAEL R						
1187/0214	11/30/2009	WD	U	I	11	100
GRANTOR: JAMES R FEAGLE & VALE						
GRANTEE: JAMES R FEAGLE & VA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W74 S14 E74 N14$.

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
1	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.90	AC		1.00	1.00	1.00	445.00	445.00	3,516							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.90	AC		1.00	1.00	1.00	9,500.00	9,500.00	75,050							

REVIEW DATE 05/01/2026 BY AJ Total Acres: 8.90 Total Land Value: 15,516 Market: 75,050 Agricultural: 3,516 Common: 12,000 PRINTED 11/17/2026 BY SYS