

COMM SE COR OF NE 1/4, W 40 FT T  
642.09 FT, N 678.98 FT, E 642.09  
TO POB.

FEAGLE WINNIE NELL REVOCABLE TRUST DATED JANUARY 4  
10150 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32024

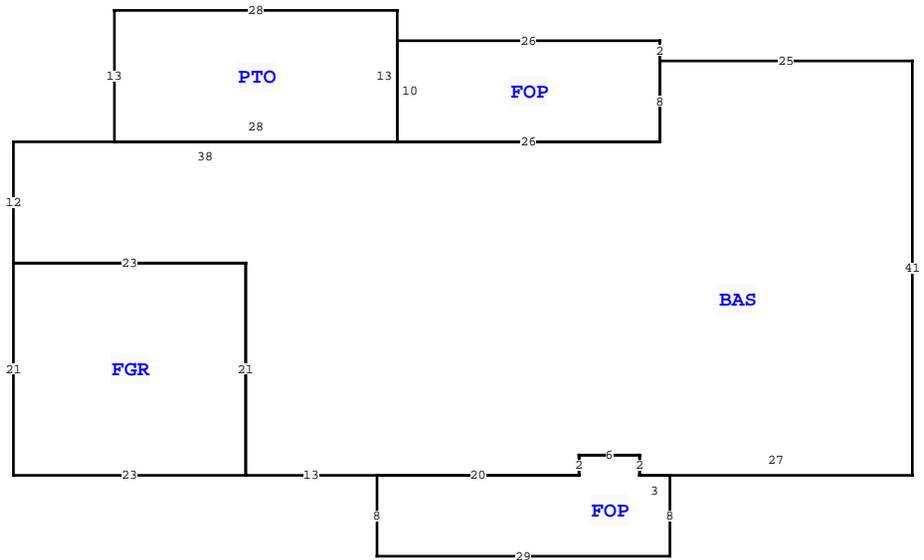
2026

06-6S-17-09615-002



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	08 WD OR PLY 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 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	6617.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,642
FGR	483
FOP	244
FOP	260
PTO	364
TOTALS	3,993

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0									
Heated Area: 2642 HX Base Yr											



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0 100	0 0	1.00
2	0166	CONC, PAVMT	0 100	0 0	1.00
3	0296	SHED METAL	0 100	0 0	1.00
4	0296	SHED METAL	0 100	12 24	288.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE	258,186		
TOTAL MARKET OB/XF VALUE	3,340		
TOTAL LAND VALUE - MARKET	110,110		
TOTAL MARKET VALUE	275,049		
SOH/AGL Deduction	133,949		
ASSESSED VALUE	141,100		
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE	39,689		
TOTAL JUST VALUE	371,636		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	352,101		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2253	11/09/2023	LE U	I	I	14	100
GRANTOR: FEAGLE WINNIE NELL AK						
GRANTEE: FEAGLE WINNIE NELL						
1482/1170	1/04/2023	WD U	I	I	11	100
GRANTOR: FEAGLE WINNIE N AKA W						
GRANTEE: FEAGLE WINNIE NELL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FOP= N2 W26 S10 E26 N8 S8 W26 PTO= N13 W28 S13 E28 S W38 S12 FGR= S21 E23 N21 W23 S23 S21 E13 FOP= S8 E29 N8 W3 N2 W6 S2 W20 S E20 N2 E6 S2 E27 N41 S.	

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							