W1/2 OF NE1/4 OF SE1/4 & THAT PO
W1/2 OF SE1/4 OF SE1/4 AS LIES N

FEAGLE MARLIN M/FEAGLE DIANE M
P O BOX 1653
LAKE CITY, FL 32056

2027

16-4S-17-08382-450

BUILDING CHARACTERISTICS

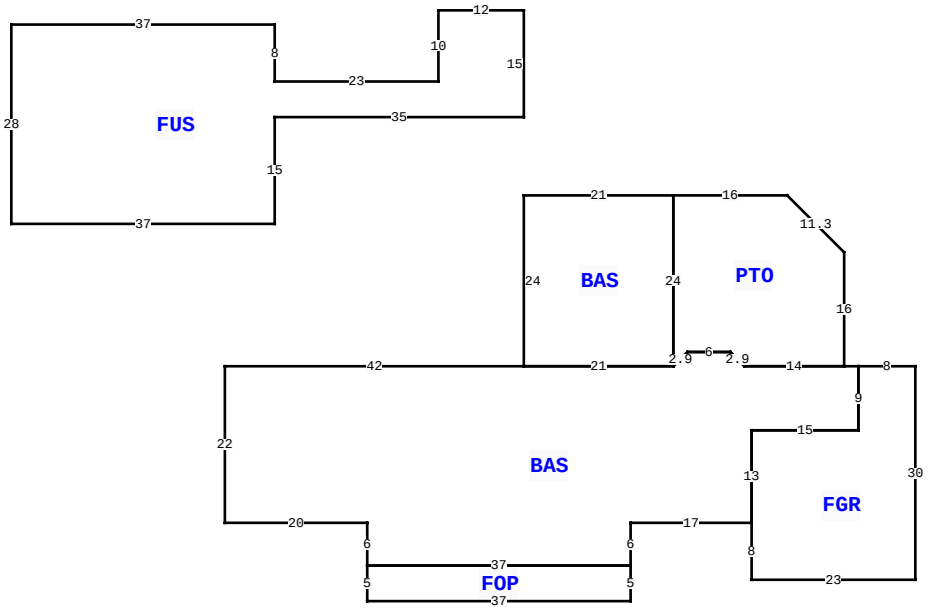
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	45,946
BAS	2,001	100		2,001	182,416
FGR	555	55		305	27,804
FOP	185	30		56	5,105
FUS	1,331	100		1,331	121,337
PTO	528	5		26	2,371
TOTALS	5,104			4,223	384,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,223	127.4958	140.25	592,276	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3836 HX Base Yr



1711 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,720	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,870	
4	0166	CONC,PAVMT	0	100	10	450	4,500.00	UT	1.26	1.26	100	1993	1993	3	100	5,670	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
6	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2003	2003	3	40	12,544	
7	0166	CONC,PAVMT	0	100	0	0	1,088.00	UT	2.00	2.00	100	2003	2003	3	100	2,176	
8	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		384,979
TOTAL MARKET OB/XF VALUE		34,280
TOTAL LAND VALUE - MARKET		132,150
TOTAL MARKET VALUE		431,405
SOH/AGL Deduction		129,366
ASSESSED VALUE		302,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,628
TOTAL JUST VALUE		551,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054136	Roof Replacement	8,320	09/24/2025
28347	MAINT/ALTR	100	01/29/2010
20154	POOL	125	11/18/2002
15936	ADDN SFR	100	08/23/1999
9441	PUMP/UTPOL	30	03/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S22 E20 S6 FOP= S5 E37 N5 W37$ E37 N6 E17 FGR= S8 E23 N30 W8 S9 W15 S13$ N13 E15 N9 W2 PTO= N16 U8 L8 W16 BAS= W21 S24 E21 N24$ S24 U2 R2 E6 R2 D2 E14$ W14 U2 L2 W6 L2 D2 W21$ PTR=N50 FUS= W12 S10 W23 N8 W37S28 E37 N15 E35 N15$S50$.

LAND DESCRIPTION

TOTAL OB/XF 34,280

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	25.43	AC		1.00	1.00	1.00	281.00	281.00	7,146							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.43	AC		1.00	1.00	1.00	5,000.00	5,000.00	127,150							

REVIEW DATE 11/17/2025 BY chuck Total Acres: 26.43 Total Land Value: 12,146 Market: 127,150 Agricultural: 7,146 Common: 5,000 PRINTED 11/17/2026 BY SYS