BEG NE COR OF SEC, RUN W
198.91 FT, S 1359.50 FT, E
191.35 FT TO SEC LINE, N ALONG

FEAGLE RONALD A & DOROTHY D
834 SE ALDINE FEAGLE DR
LAKE CITY, FL 32025

2026

22-5S-17-09328-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22517.00	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	03/16/2022 MLU
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	39,000
TOTAL MARKET VALUE	2,670
SOH/AGL Deduction	0
ASSESSED VALUE	2,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,670
TOTAL JUST VALUE	39,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,000

LAND:2:1: JOINS 09342-001

SALE:1:1: INCLUDED 09328-000 - 130 ACRES

LAND:1:1: JOINS OTHER PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1530	11/26/2025	LE	U	V	14	100
GRANTOR: FEAGLE RONALD A (ENH						
GRANTEE: FEAGLE RONALD ALDIN						
0788/1760	4/06/1994	WD	U	V	35	194,800
GRANTOR: ERNEST PEACOCK						
GRANTEE: RONALD A FEAGLE						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	39,000							

REVIEW DATE 03/16/2022 BY MLU Total Acres: 6.00 Total Land Value: 2,670 Market: 39,000 Agricultural: 2,670 Common: 0 PRINTED 06/23/2026 BY SYS