COMM AT SE COR OF LOT 19, BLK 3,
N 775.53 FT, E 590.73 FT FOR POB
E LINE OF BLK 39, SOUTH 440.81 F

REYES MICHAEL ANGELO/REYES JADE LING
263 SE JAMES FEAGLE LN
LAKE CITY, FL 32025

2026

22-5S-17-09328-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

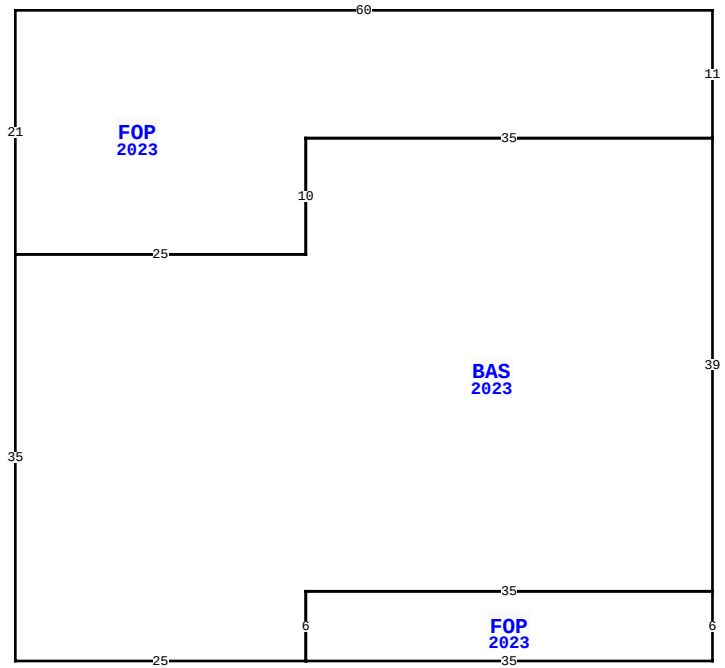
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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
BAS	2,240	100	2023	2,240	299,065
FOP	210	30	2023	63	8,411
FOP	910	30	2023	273	36,449
TOTALS	3,360			2,576	343,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,576	120.7360	137.64	354,561	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2024 Heated Area: 2240 HX Base Yr



263 SE JAMES FEAGLE LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	343,924
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	409,184
SOH/AGL Deduction	0
ASSESSED VALUE	409,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,184
TOTAL JUST VALUE	409,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043902	New Residential C	80,000	03/11/2022
000042583	New Residential C	180,000	08/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2565	5/04/2023	WD	Q	I	01	450,000
GRANTOR: PHANTOM SERVICES, LLC						
GRANTEE: REYES MICHAEL ANGEL						
1474/547	8/26/2022	WD	Q	I	01	575,000
GRANTOR: NORRIS JOHN II						
GRANTEE: PHANTOM SERVICES, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-10,-21] W35 S10 W25 S35 E25 N6 E35 N39 $
FOP=[YR=2023;ORIG=-10,-32] W60 S21 E25 N10 E35 N11 $
FOP=[YR=2023;ORIG=-45,18] E35 S6 W35 N6 $
.

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	0100	C	SFR	0			0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 09/27/2023 BY TP Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 05/12/2026 BY SYS