

COMM SW COR, RUN E 541.81 FT FOR  
528.47 FT, E 416.85 FT, S 470.77  
OF FOREST RD # 233, S 61 DEG W A

FEAGLE SHELTON/FEAGLE BRAXTON  
805 NE INDIGO DR  
LAKE CITY, FL 32055

**2026**

23-2S-17-04763-002  
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 80	
Interior Floor	12	HARDWOOD 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	480	100	
FCP	128	25	
FCP	1,072	25	
FOP	800	30	
UST	480	45	
TOTALS	3,200		1,476 97,869

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%	2021		150,567	1993	1993	0	0	35.00	65.00
				Heated Area: 720			HX Base Yr 2021				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		97,869	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		107,369	
SOH/AGL Deduction		25,034	
ASSESSED VALUE		82,335	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		30,924	
TOTAL JUST VALUE		107,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		107,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18829	M H	125	10/12/2001
7292	SFR	12,000	06/21/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1849	4/24/2020	WD	U	I	30	100

GRANTOR: SHELTON FEAGLE  
GRANTEE: SHELTON FEAGLE ETAL

1307/1213	1/11/2016	WD	Q	I	01	20,000
GRANTOR: W ROBERT GLOVER GRANTEE: SHELTON FEAGLE						

EXTRA FEATURES																
L N	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	0070	CARPOT UF	0	100	0	0			0.00	100	2015	2015	3	100	300	
2	0190	FPLC PF	0	100	0	0			1,200.00	100	2016	2016	3	100	1,200	

TOTAL OB/XF												1,500			
BLD DATE	XF DATE	MNC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W20 FCP= N8 W30 S40 E30 N8 W8 N16 E8 N8\$ S8 FCP= W8 S16 E8 N16\$ S16 FOP= S8 E38 N40 W38 S8 E30 S24 W30\$ E20 BAS= E10 N24 W10 S24\$ N24\$ PTR= N30 UST= N12 W40 S12 E40\$ S30\$.											

LAND DESCRIPTION												TOTAL OB/XF												1,500			
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	5.00	AC		1.00	1.00	1.00	1,600.00	1,600.00	8,000										