

BEG SE COR OF NW1/4, RUN W 568.7 FT, E 601.85 FT, S 1117.15 FT TO SE COR OF NW1/4, N 1117.15 FT FO

FEAGLE RONALD A JR  
834 SE ALDINE FEAGLE DR  
LAKE CITY, FL 32025

2026

23-5S-17-09342-003

ELEMENT		CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,618	100	
FGR	600	55	
FOP	400	30	
FSP	434	40	
TOTALS	4,052		

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%	2006								
Heated Area: 2618											
HX Base Yr 2006											
TOTALS		3,242									345,443

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			345,443
TOTAL MARKET OB/XF VALUE			4,430
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			364,659
SOH/AGL Deduction			128,237
ASSESSED VALUE			236,422
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			185,011
TOTAL JUST VALUE			479,873
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053931	Electrical Servic		08/27/2025
000050765	Roof Replacement	17,750	09/09/2024
16823	SFR	410	03/31/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/205	1/27/2021	QC	U	V	11	100
GRANTOR: FEAGLE RONALD A						
GRANTEE: FEAGLE RONALD A JR						
1069/1246	12/21/2005	WD	Q	I	01	100
GRANTOR: RONALD A AND DOROTHY						
GRANTEE: RONALD A FEAGLE JR						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC, PAVMT	0	100	20	21	420.00	UT	1.50	100	2000	2000	3	100	630	
3	0294	SHED WOOD/	0	100	0	0	240.00	UT	5.00	100	2000	2000	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	600	

LAND DESCRIPTION																								
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	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0			0.00	0.00	15.25	AC		1.00	1.00	1.00	445.00	445.00	6,786							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	15.25	AC		1.00	1.00	1.00	8,000.00	8,000.00	122,000							

BUILDING NOTES									
448 SE LILY CT, LAKE CITY									

BUILDING DIMENSIONS									
BAS= W18 N2 FSP= N8 W50 S10 E35 N2 U3 R3 E9 R3 D3 \$ U3 L3 W9 L3 D3 S2 W43 FGR= W24 S25 E24 N25\$ S25 E8 S11 FOP= S8 E50 N8 W50\$ E50 N6 E4 D2 R2 E4 R2 U2 E6 N30\$.									

TOTAL OB/XF									
4,430									