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

2027

23-5S-17-09342-003

BUILDING CHARACTERISTICS

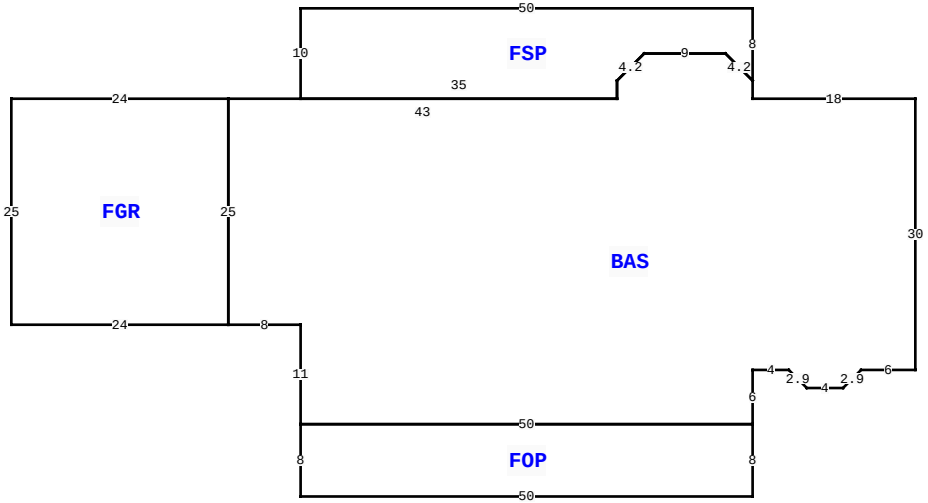
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	23517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,618	100		2,618	269,177
FGR	600	55		330	33,930
FOP	400	30		120	12,338
FSP	434	40		174	17,891
TOTALS	4,052			3,242	333,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,242	124.6256	137.09	444,446	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 2618 HX Base Yr 2006



448 SE LILY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	21	420.00	UT	1.50	1.50	100	2000	2000	3	100	630	
3	0294	SHED WOOD/	0	100	0	0	240.00	UT	5.00	5.00	100	2000	2000	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	333,334
TOTAL MARKET OB/XF VALUE	4,430
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	352,550
SOH/AGL Deduction	109,239
ASSESSED VALUE	243,311
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	191,900
TOTAL JUST VALUE	467,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,818

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						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,430

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	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							

REVIEW DATE 02/02/2026 BY tommy Total Acres: 16.25 Total Land Value: 14,786 Market: 122,000 Agricultural: 6,786 Common: 8,000 PRINTED 11/17/2026 BY SYS