NE1/4, EX 3 AC OFF N END OF NE1/
1 AC IN NE COR OF NW1/4 OF NE1/4

FEAGLE JAMES D REVOCABLE TRUST DATED JANUARY 14, 1
991 SE CLINE FEAGLE RD
LAKE CITY, FL 32025

2027

23-5S-17-09349-000

BUILDING CHARACTERISTICS

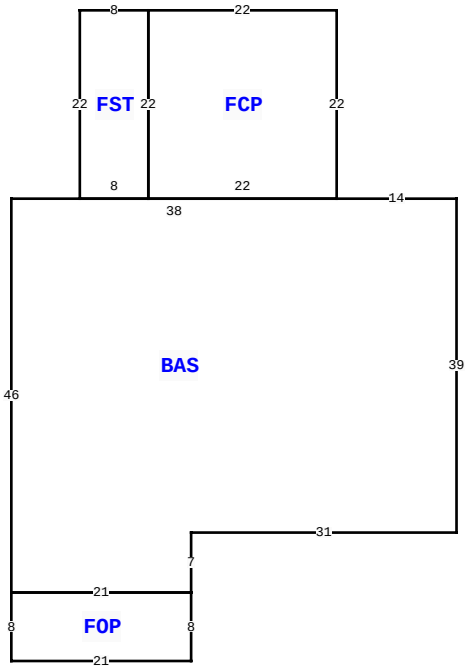
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,175	100		2,175	170,074
FCP	484	25		121	9,461
FOP	168	30		50	3,910
FST	176	55		97	7,585
TOTALS	3,003			2,443	191,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,443	109.3680	120.30	293,893	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2175 HX Base Yr



991 SE CLINE FEAGLE RD, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	3.00	UT	166.00	166.00	100	0	0	3	100	498	
3	0030	BARN,MT	0	0	30	57	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0040	BARN,POLE	0	0	17	55	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,030
TOTAL MARKET OB/XF VALUE		5,598
TOTAL LAND VALUE - MARKET		780,000
TOTAL MARKET VALUE		257,793
SOH/AGL Deduction		68,839
ASSESSED VALUE		188,954
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,543
TOTAL JUST VALUE		976,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		980,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047945	Roof Replacement	21,500	08/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/1446	9/12/2014	WD	U	I	11	100
GRANTOR: JAMES D FEAGLE & JANI						
GRANTEE: JANICE JOYCE WILSON						
1281/1439	9/12/2014	WD	U	I	11	100
GRANTOR: JAMES D FEAGLE & JANI						
GRANTEE: JAMES D FEAGLE REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FCP= N22 W22 FST= W8 S22 E8 N22$ S22 E22 $ W38 S46
FOP= S8 E21 N8 W21$ E21 N7 E31 N39$.

LAND DESCRIPTION

TOTAL OB/XF 5,598

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	5,000.00	5,000.00	5,000							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	25.00	25.00	350							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	42.00	AC		1.00	1.00	1.00	280.00	280.00	11,760							
4	5500	A	TIMBER 2	100					99.00	AC		1.00	1.00	1.00	445.00	445.00	44,055							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	155.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	775,000							

REVIEW DATE 10/31/2023 BY jerry Total Acres: 156.00 Total Land Value: 61,165 Market: 775,000 Agricultural: 56,165 Common: 5,000 PRINTED 11/16/2026 BY SYS