

BEG SE COR OF SWL/4 OF NE1/4
 RUN W 230.17 FT, N 23.18 TO S
 R/W OF CR-349, E 230.25 FT, S

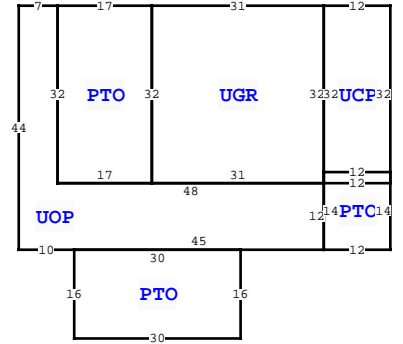
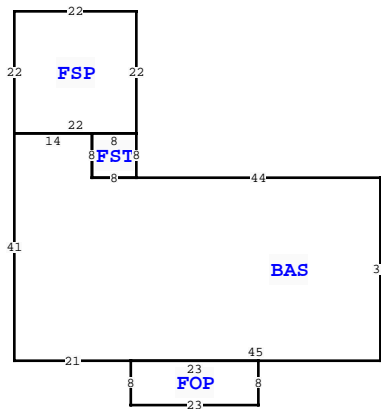
HORNE LEO G/HORNE TERESA R
 2109 SE CLINE FEAGLE RD
 LAKE CITY, FL 32025

2026

26-5S-17-09389-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	06 VINYL ASB 20
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

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% - 2007									
Heated Area: 2290						HX Base Yr 2007					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,290	100		2,290	154,506
FOP	184	30		55	3,711
FSP	484	40		194	13,089
FST	64	55		35	2,361
PTO	168	5		8	540
PTO	480	5		24	1,619
PTO	544	5		27	1,822
UCP	384	20		77	5,195
UGR	992	45		446	30,092
UOP	884	20		177	11,942
TOTALS	6,474			3,333	224,877

2109 SE CLINE FEAGLE RD, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0280	POOL R/CON	0	100	32	16	512.00	UT	52.50	52.50	100

TOTAL OB/XF 12,252

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.02	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.85	16,000.00	13,600.00	27,472							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	224,877		
TOTAL MARKET OB/XF VALUE	12,252		
TOTAL LAND VALUE - MARKET	27,472		
TOTAL MARKET VALUE	264,601		
SOH/AGL Deduction	113,166		
ASSESSED VALUE	151,435		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	100,024		
TOTAL JUST VALUE	264,601		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	261,167		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1087/1821	6/16/2006	WD Q	Q	I		250,000
GRANTOR: DANETTE & JOHN ONEAL						
GRANTEE: LEO & TERESA HORNE						

BUILDING NOTES											

BUILDING DIMENSIONS
 BAS= W44 FST= N8 FSP= N22 W22 S22E22\$ W8 S8 E8\$ W8 N8 W14 S41
 E21 FOP= S8 E23 N8 W23\$ E45 N33\$ PTR= E30 UOP= S44 E10 PTO=
 S16 E30 N16 W30\$E45 PTO= E12 N14 W12 S14\$ N12W48 N32 PTO=
 S32 E17 N32 UGR= S32 E31 UCP= E12 N32 W12 S32\$ N32 W31\$ W17\$
 W7\$ W30\$.