BEG SE COR OF SW1/4 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

2027

26-5S-17-09389-001

BUILDING CHARACTERISTICS

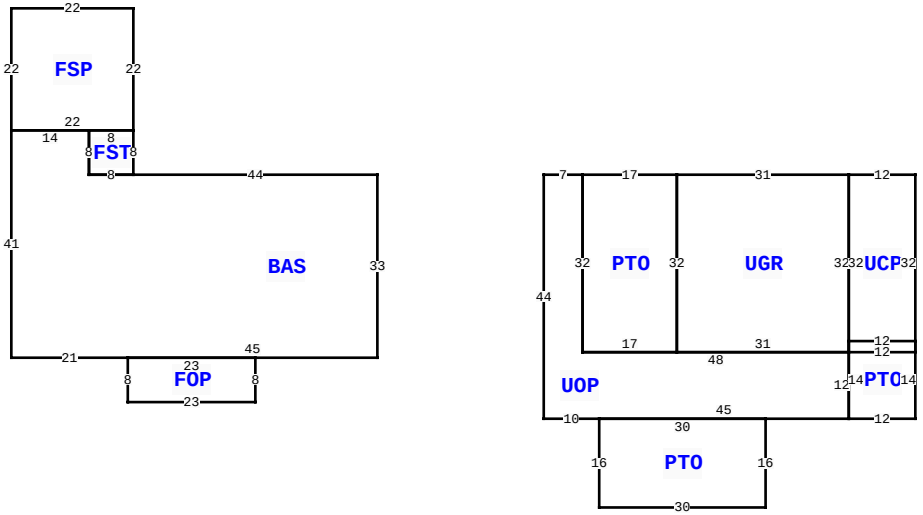
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,290	100		2,290	151,753
FOP	184	30		55	3,645
FSP	484	40		194	12,856
FST	64	55		35	2,319
PTO	168	5		8	530
PTO	480	5		24	1,591
PTO	544	5		27	1,789
UCP	384	20		77	5,103
UGR	992	45		446	29,556
UOP	884	20		177	11,729
TOTALS	6,474			3,333	220,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,333	92.6820	101.95	339,799	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2290 HX Base Yr 2007



2109 SE CLINE FEAGLE RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,869
TOTAL MARKET OB/XF VALUE		12,252
TOTAL LAND VALUE - MARKET		27,472
TOTAL MARKET VALUE		260,593
SOH/AGL Deduction		104,615
ASSESSED VALUE		155,978
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,567
TOTAL JUST VALUE		260,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,601

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	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$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	52.50	52.50	100	1989	1989	3	40	10,752	

LAND DESCRIPTION

TOTAL OB/XF 12,252

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	2.02	AC		1.00	1.00	0.85	16,000.00	13,600.00	27,472							

REVIEW DATE 08/25/2017 BY BC Total Acres: 2.02 Total Land Value: 27,472 Market: 0 Agricultural: 0 Common: 27,472 PRINTED 11/17/2026 BY SYS