

BEG SE COR OF NW1/4, RUN W 1286.
 WENDY RD, RUN N ALONG R/W 1057.6
 FT, S 160.15 FT, W 3.91 FT, S 1

FEAGLE MARLIN M/FEAGLE DIANE M
 P O BOX 1653
 LAKE CITY, FL 32056

2026

28-4S-17-08832-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 159,120 TOTAL MARKET VALUE 5,569 SOH/AGL Deduction 0 ASSESSED VALUE 5,569 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,569 TOTAL JUST VALUE 159,120 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 119,340																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 38124 MAINT/ALTR 0 05/16/2019 38124 MAINT/ALTR 75 05/16/2019 21716 M H 357 04/09/2004 8540 M H 125 06/28/1994																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1514/189</td> <td>5/07/2024</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: FEAGLE MARLIN M GRANTEE: FEAGLE MARLIN M 1383/1719 4/30/2019 LE U I 14 0 GRANTOR: MARLIN M & DIANE M FE GRANTEE: RYAN MARLIN FEAGLE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1514/189	5/07/2024	WD	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1514/189	5/07/2024	WD	U	V	11	100																																					
TOTALS EXTRA FEATURES 457 SW WENDY TER, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 05/07/2026 MLU AG DATE																							
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
																	LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.89	AC		1.00	1.00	1.00	280.00	280.00	5,569																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.89	AC		1.00	1.00	1.00	8,000.00	8,000.00	159,120																										
																	TOTAL OB/XF 0																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 19.89 Total Land Value: 5,569 Market: 159,120 Agricultural: 5,569 Common: 0 PRINTED 06/23/2026 BY SYS																																											