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

2027

28-4S-17-08832-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

457 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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	159,120

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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/189	5/07/2024	WD	U	V	11	100
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

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 11/16/2026 BY SYS