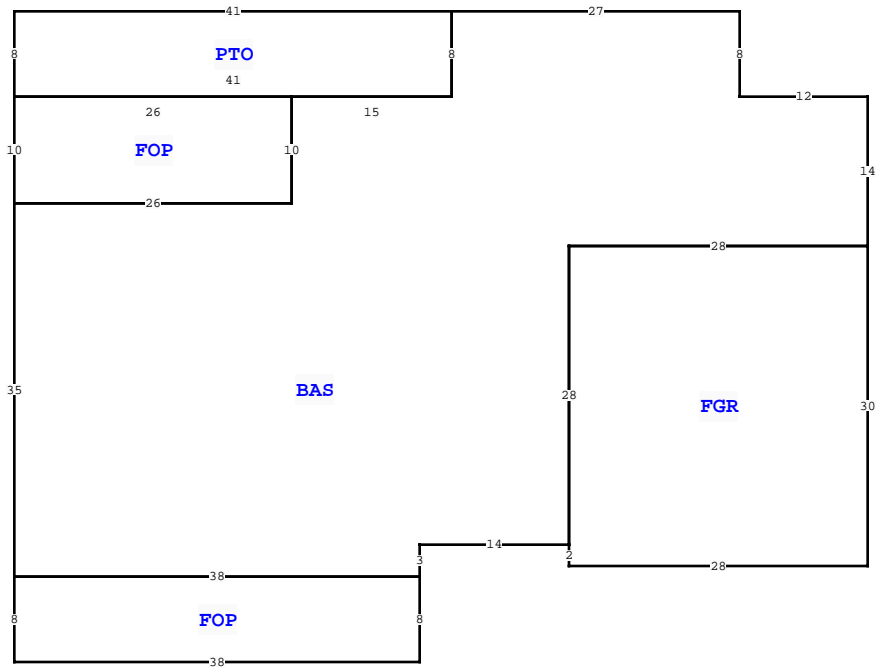




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,646	100	
FGR	840	55	
FOP	260	30	
FOP	304	30	
PTO	328	5	
TOTALS	4,378		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2020								
Heated Area: 2646						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			440,200
TOTAL MARKET OB/XF VALUE			6,336
TOTAL LAND VALUE - MARKET			141,040
TOTAL MARKET VALUE			459,192
SOH/AGL Deduction			119,727
ASSESSED VALUE			339,465
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			288,054
TOTAL JUST VALUE			587,576
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			556,999
LAND:3:1: JOINS RE # 08832-014			
SALE:1:1: SALE NOT IN LINE			
SALE:3:1: PERSONAL REP DEED - SEE NOTE SCREEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
36636	SFR	1,294	04/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1738	1/04/2018	WD	U	V	11	100
GRANTOR: MARLIN M FEAGLE & DIA						
GRANTEE: RYAN MARLIN FEAGLE						
1351/0268	1/04/2018	LE	U	V	11	100
GRANTOR: MARLIN M FEAGLE & DIA						
GRANTEE: RYAN MARLIN FEAGLE						

EXTRA FEATURES		484 SW WENDY TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100
3	0166	CONC, PAVMT	24 32

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 N8 W27 PTO= W41 S8 E41 N8\$ S8 W15FOP= W26 S10 E26 N10\$ S10 W26 S35 FOP= S8 E38 N8 W38\$ E38 N3 E14 FGR= S2 E28 N30 W28 S28 \$ N28 E28 N14\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	16.63	AC		1.00	1.00	1.00	280.00	280.00	4,656							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	16.63	AC		1.00	1.00	1.00	8,000.00	8,000.00	133,040							
3	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							