N1/2 OF SW1/4 OF NW1/4 & ALSO BE
N1/2 OF SW1/4 OF NW1/4, RUN S 10
N 100 FT, E 210 FT TO POB. & COM

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

2026

28-4S-17-08832-014

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

462 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	143,850
TOTAL MARKET VALUE	12,474
SOH/AGL Deduction	400
ASSESSED VALUE	12,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,074
TOTAL JUST VALUE	143,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,300

SALE:2:1: 20.48 AC (HIS DEED HAS INCORRECT ACREAGE

SALE:1:1: FOR 20.48 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	V	30	0
GRANTOR: MARLIN & DIANE FEAGLE						
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.55	AC		1.00	1.00	1.00	280.00	280.00	5,474							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.55	AC		1.00	1.00	1.00	7,000.00	7,000.00	136,850							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.55 Total Land Value: 12,474 Market: 136,850 Agricultural: 5,474 Common: 7,000 PRINTED 06/22/2026 BY SYS