

COMM SE COR OF NW1/4, W 1286.49
WENDY RD, N ALONG R/W 695.82 FT,
W 361.87 FT, E 864.87 FT FOR POB

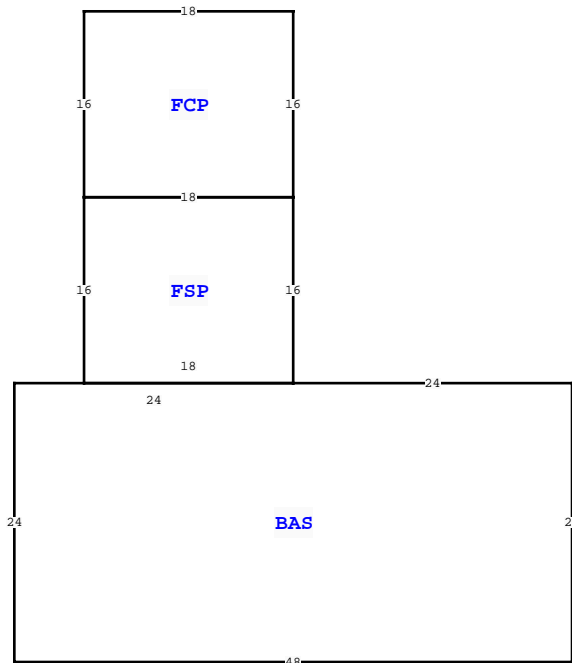
FEAGLE AUSTIN R
457 SW WENDY TER
LAKE CITY, FL 32024

2026

28-4S-17-08832-019

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
FCP	288	25	
FSP	288	40	
TOTALS	1,728		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2020		75,774	1994	1994	0	0	60.00	40.00	
				Heated Area:	1152			HX Base Yr	2020			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			30,310
TOTAL MARKET OB/XF VALUE			11,550
TOTAL LAND VALUE - MARKET			44,625
TOTAL MARKET VALUE			86,485
SOH/AGL Deduction			56,850
ASSESSED VALUE			29,635
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			4,635
TOTAL JUST VALUE			86,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/2425	12/29/2021	WD	U	I	11	100
GRANTOR: FEAGLE MARLIN M						
GRANTEE: FEAGLE AUSTIN R						
1405/0100	2/04/2020	WD	U	V	30	100
GRANTOR: MARLIN M & DIANE M FE						
GRANTEE: AUSTIN R FEAGLE						

EXTRA FEATURES																
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
1	0294	SHED WOOD/	0	100	10	12	1.00	UT	500.00	50	1994	1994	3	50	250	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0264	PRCH, FSP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,600	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,200	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	
TOTALS													11,550			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W24 FSP= N16 FCP= N16 W18 S16 E18\$ W18 S16 E18\$ W24 S24 E48 N24\$.			

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500								
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.57	AC		1.00	1.00	1.00	12,500.00	12,500.00	32,125								