BEG AT NW COR OF SW1/4, E 1327.6 FT, W 481.93 FT, N 82 DG W 853.2 TO POB.

FEAGLE RYAN MARLIN
484 SW WENDY TER
LAKE CITY, FL 32025

2027

28-4S-17-08835-005

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

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	144,200
TOTAL MARKET VALUE	5,768
SOH/AGL Deduction	0
ASSESSED VALUE	5,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,768
TOTAL JUST VALUE	144,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0904	5/10/2014	QC	U	V	11	100
GRANTOR: CRYSTAL ALLISON FEAGL						
GRANTEE: RYAN MARLIN FEAGLE						
1230/0643	2/21/2012	WD	Q	V	01	52,500
GRANTOR: BRUCE & WANDA FULWOOD						
GRANTEE: RYAN & ALLISON FEAG						

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	20.60	AC		1.00	1.00	1.00	280.00	280.00	5,768							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.60	AC		1.00	1.00	1.00	7,000.00	7,000.00	144,200							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.60 Total Land Value: 5,768 Market: 144,200 Agricultural: 5,768 Common: 0 PRINTED 11/17/2026 BY SYS