

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

2026

28-4S-17-08835-005

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 123,600											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
DOR CODE 6200 PASTURE CLS33										BLD DATE										LGL DATE 05/07/2026 MLU											
MAP NUM										XF DATE																					
NEIGHBORHOOD/LOC 28417.00 1.00/										INC DATE																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
																	TOTAL OB/XF				0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2026 BY SYS																															