ALL OF NE1/4 LYING N & W OF SR 2
SOUTH 210 FT & EX RD R/W FOR SW
RD AS DESC IN ORB 1025-988 EX A

CLINE FEAGLE FARMS LLC
1711 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

31-4S-16-03250-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31416.00	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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,086,570
TOTAL MARKET VALUE	132,375
SOH/AGL Deduction	0
ASSESSED VALUE	132,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,375
TOTAL JUST VALUE	1,086,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,086,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/288	8/13/2021	WD	Q	V	04	15,000
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: CLINE FEAGLE FARMS,						
1258/1895	7/22/2013	WD	U	V	11	100
GRANTOR: MARLIN M & DIANE M FE						
GRANTEE: CLINE M FEAGLE FARM						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	241.46	AC		1.00	1.00	1.00	445.00	445.00	107,450							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.97	AC		1.00	1.00	1.00	2,500.00	2,500.00	24,925							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	241.46	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,086,570							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 251.43 Total Land Value: 132,375 Market: 1,086,570 Agricultural: 132,375 Common: 0 PRINTED 06/22/2026 BY SYS