

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										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: 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									
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																															
EXTRA FEATURES																															
										BLD DATE				LGL DATE		05/07/2026		MLU													
										XF DATE				LAND DATE																	
										INC DATE				AG DATE																	
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															
LAND DESCRIPTION										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	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 05/08/2026 BY SYS																															

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	Q	V	04	15,000
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: CLINE FEAGLE FARMS,						
1258/1895	7/22/2013	WD U	U	V	11	100
GRANTOR: MARLIN M & DIANE M FE						
GRANTEE: CLINE M FEAGLE FARM						

BUILDING NOTES

BUILDING DIMENSIONS