COMM SE COR OF SEC, W 1156.84 FT
1517.44 FT TO SW COR OF SE1/4, N
R/W OF US 441, NE ALONG R/W 288.

FEAGLE SHELTON
PO BOX 40
LAKE CITY, FL 32056

2027

32-2S-17-04821-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32217.00	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

5591 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	25,905
SOH/AGL Deduction	1,461
ASSESSED VALUE	24,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,444
TOTAL JUST VALUE	187,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40407	ELECTRICAL	0	08/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/1000	5/03/2018	WD	Q	V	01	40,000

GRANTOR: FRANCIS S OOSTERGOUDT

GRANTEE: SHELTON FEAGLE

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	41.00	AC		1.00	1.00	1.00	445.00	445.00	18,245							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	40.00	40.00	160							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	180,000							

REVIEW DATE 10/20/2020 BY BC Total Acres: 45.00 Total Land Value: 18,405 Market: 180,000 Agricultural: 18,405 Common: 0 PRINTED 11/17/2026 BY SYS