

COMM SE COR OF SEC, W 1156.84 FT
 1454.34 FT FOR POB, S 84 DEG W 1
 E R/W OF US-441, N 20 DEG E ALON

FEAGLE BRAXTON
 PO BOX 40
 LAKE CITY, FL 32056

2026

32-2S-17-04821-009



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 41,301 TOTAL MARKET VALUE 41,301 SOH/AGL Deduction 21,145 ASSESSED VALUE 20,156 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,156 TOTAL JUST VALUE 41,301 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,123																															
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION				AMT		ISSUED																							
MAP NUM																				000047320		Electrical Servic				0		05/25/2023																							
NEIGHBORHOOD/LOC		32217.00 1.00/																		SALES DATA																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE																													
												1397/2740		10/31/2019		WD U		V V		37		14,000																													
GRANTOR: F S OOSTERHOUDT III																				GRANTEE: BRAXTON FEAGLE																															
TOTALS																				BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/11/2026		MLU		BUILDING NOTES															
EXTRA FEATURES																				BUILDING DIMENSIONS																															
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 0000		C		VAC RES				0				A-1		0.00		0.00		7.06		AC				1.00		1.00		0.65		9,000.00		5,850.00		41,301																	
REVIEW DATE 05/11/2026 BY MLU																				Total Acres: 7.06		Total Land Value: 41,301		Market: 0		Agricultural: 0		Common: 41,301		PRINTED 06/01/2026 BY SYS																					