

THAT PORTION OF W1/2 OF NW1/4
LYING N OF SPRADLEY RD, EX
1.50 AC DESC IN ORB 566-630 &

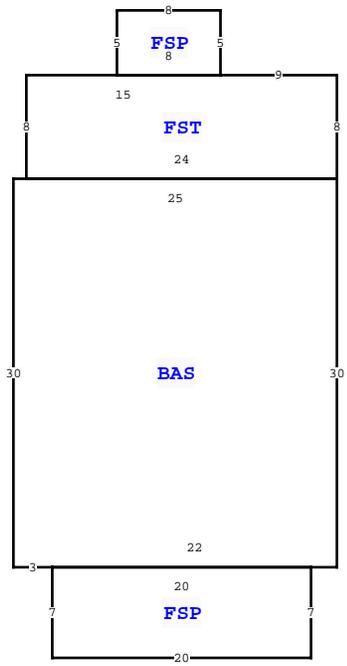
FEAGLE FAMILY LTD PARTNERSHIP
C/O MARLIN FEAGLE, P O BX 1653
LAKE CITY, FL 32056

2026

33-1S-17-04633-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architactual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33117.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	750	100	
FSP	40	40	
FSP	140	40	
FST	192	55	
TOTALS	1,122		928 31,052

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	928	45.9680	51.48	47,773	1925	1925	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 750 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		31,052				
TOTAL MARKET OB/XF VALUE		1,200				
TOTAL LAND VALUE - MARKET		117,780				
TOTAL MARKET VALUE		46,370				
SOH/AGL Deduction		0				
ASSESSED VALUE		46,370				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		46,370				
TOTAL JUST VALUE		150,032				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		131,912				
SALE:1:1: A TOTAL OF 113 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0933/0132	8/13/2001	WD Q	Q	I		180,000
GRANTOR: DONALD FREEMAN & JUDY						
GRANTEE: FEAGLE FAMILY LTD P						
BUILDING NOTES						
BUILDING DIMENSIONS						
FST= N8 W9 FSP= N5 W8 S5 E8\$ W15 S8 E24\$ BAS= W25 S30 E3FSP= S7 E20 N7 W20\$ E22 N30\$.						

EXTRA FEATURES														BLD DATE		LGL 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 DATE	AG DATE
1	0070	CARPORT UF	0	0	20	20	400.00	UT	1.75	1.75	100	0	0	3	100	700	05/18/2026	MLU
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300		
3	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200		
TOTALS														1,200				

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.12	AC		1.00	1.00	1.00	445.00	445.00	7,618							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	17.12	AC		1.00	1.00	1.00	6,500.00	6,500.00	111,280							