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

2027

33-1S-17-04633-000

BUILDING CHARACTERISTICS

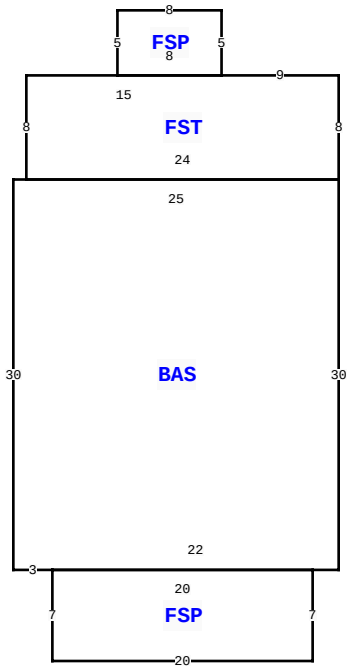
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	24,648
FSP	40	40		16	526
FSP	140	40		56	1,840
FST	192	55		106	3,483
TOTALS	1,122			928	30,498

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	50.56	46,920	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 750 HX Base Yr



295 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,498
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	117,780
TOTAL MARKET VALUE	45,816
SOH/AGL Deduction	0
ASSESSED VALUE	45,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,816
TOTAL JUST VALUE	149,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,032

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	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

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	0070	CARPORT UF	0	0	20	20	400.00	UT	1.75	1.75	100	0	0	3	100	700	
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	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	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							

REVIEW DATE 08/26/2026 BY JB Total Acres: 18.12 Total Land Value: 14,118 Market: 111,280 Agricultural: 7,618 Common: 6,500 PRINTED 11/17/2026 BY SYS