NE1/4.

312-599, DC 947-1522, WD 1484-17

O'STEEN FRANKLIN W TRUST DATED FEBRUARY 13, 2023/O
298 SW ORVILLE TERR
FORT WHITE, FL 32038

2026

29-5S-16-03736-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

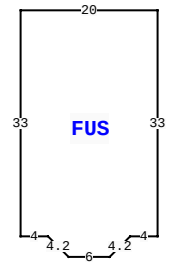
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29516.00	1.00/

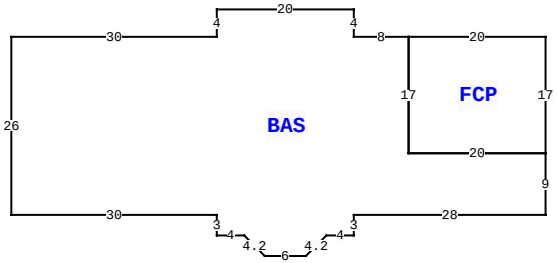
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100		1,855	174,167
FCP	340	25		85	7,981
FUS	687	100		687	64,503
TOTALS	2,882			2,627	246,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,627	110.3040	123.54	324,540	2001	2001	0	0	0	24.00	76.00

2 SINGLE FAM 100% - 0 Heated Area: 2542 HX Base Yr





298 SW ORVILLE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		246,650
TOTAL MARKET OB/XF VALUE		9,919
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		320,544
SOH/AGL Deduction		86,439
ASSESSED VALUE		234,105
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		178,383
TOTAL JUST VALUE		976,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		979,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9750	SFR	335	05/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1769	2/13/2023	WD	U	I	11	100
GRANTOR: O'STEEN FRANKLIN W						
GRANTEE: O'STEEN FRANKLIN W						
312/599	10/31/1973	LE	U	I	14	43
GRANTOR: O'STEEN B.A.						
GRANTEE: O'STEEN FRANKLIN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N4 W20 S4 W30 S26 E30 S3 E4 D3 R3 E6 R3 U3 E4 N3 E28 N9 FCP= N17 W20 S17 E20$ W20 N17 $ PTR= N30 FUS= N33 W20 S33 E4 D3 R3 E6 R3 U3 E4 $ S30$.

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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0030	BARN,MT	0	0	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	571	
3	0030	BARN,MT	0	0	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	408	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,440	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,919

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	77.00	AC		1.00	1.00	1.00	445.00	445.00	34,265							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	370.00	370.00	9,250							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	57.00	AC		1.00	1.00	1.00	280.00	280.00	15,960							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	715,500							

REVIEW DATE 11/13/2019 BY BC Total Acres: 160.00 Total Land Value: 63,975 Market: 715,500 Agricultural: 59,475 Common: 4,500 PRINTED 11/20/2025 BY SYS