

LOT 7 BLOCK 12 FOREST HILLS S/D  
COR SAID LOT 7, RUN S 190 FT, NE  
190 FT TO POB & BEG NW COR LOT 8

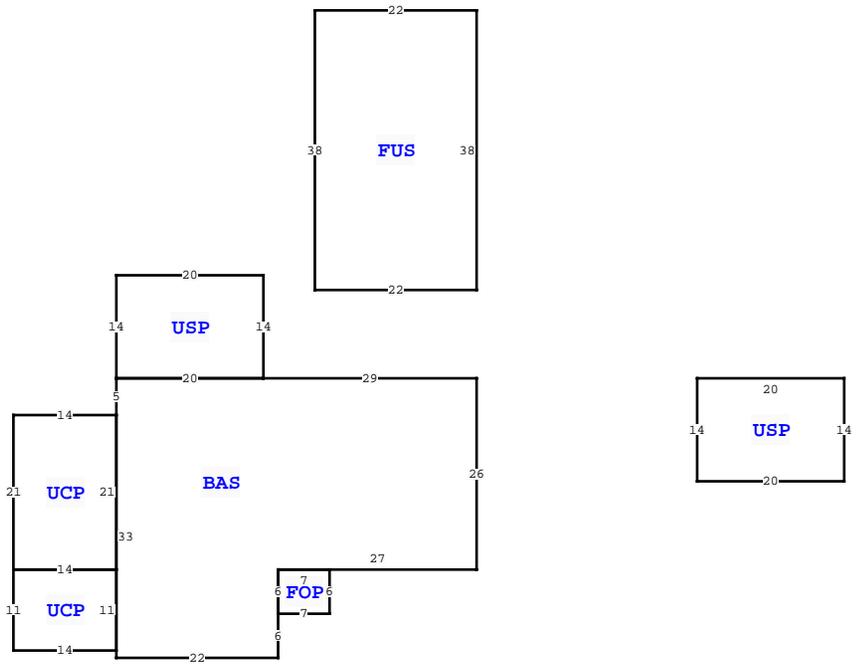
O'STEEN STEVEN T/O'STEEN GEORGIANNA  
453 SE QUARTERHOUSE LN  
MAYO, FL 32066

**2026**

00-00-00-07770-000

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	80		
Exterior Wall	31	VINYL SID	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectural	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	01	01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	5417.0600	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100		1,538	78,946
FOP	42	30		13	668
FUS	836	100		836	42,912
UCP	154	20		31	1,591
UCP	294	20		59	3,028
USP	280	35		98	5,030
USP	280	35		98	5,030
TOTALS	3,424			2,673	137,207

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,673	70.5071	78.97	211,087	1960	1960	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 2374 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			137,207
TOTAL MARKET OB/XF VALUE			2,750
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			174,957
SOH/AGL Deduction			0
ASSESSED VALUE			174,957
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			174,957
TOTAL JUST VALUE			174,957
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230	DEMOLISH	5	07/18/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/642	12/15/2022	WD	U	I	11	100
GRANTOR: LEE WANNIE TRUSTEE						
GRANTEE: O'STEEN STEVEN T						
1043/0707	4/11/2005	WD	Q	I	01	100,000
GRANTOR: WANNIE LEE						
GRANTEE: WANNIE LEE TRUSTEE						

EXTRA FEATURES																
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
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W29 USP= N14 W20 S14 E20\$ W20 S5 UCP= W14 S21UCP= S11 E14 N11 W14\$ E14 N21\$ S33E22 N6 FOP= E7 N6 W7 S6\$ N6 E27N26\$ PTR=N50 FUS= W22 S38 E22 N38\$ S50\$ PTR=E50 USP= W20 S14 E20 N14\$ W50\$.	

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	0133	C	SFR LAKE	0		*RSF	184.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							