BEG NE COR OF NW1/4, RUN W 882.9
S 1309.75 FT, E 882.65 FT, N 130
TO POB ALSO BEING DESC AS:27.5 A

OSTERMAN PATRICK L
2574 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

06-7S-16-04144-000

BUILDING CHARACTERISTICS

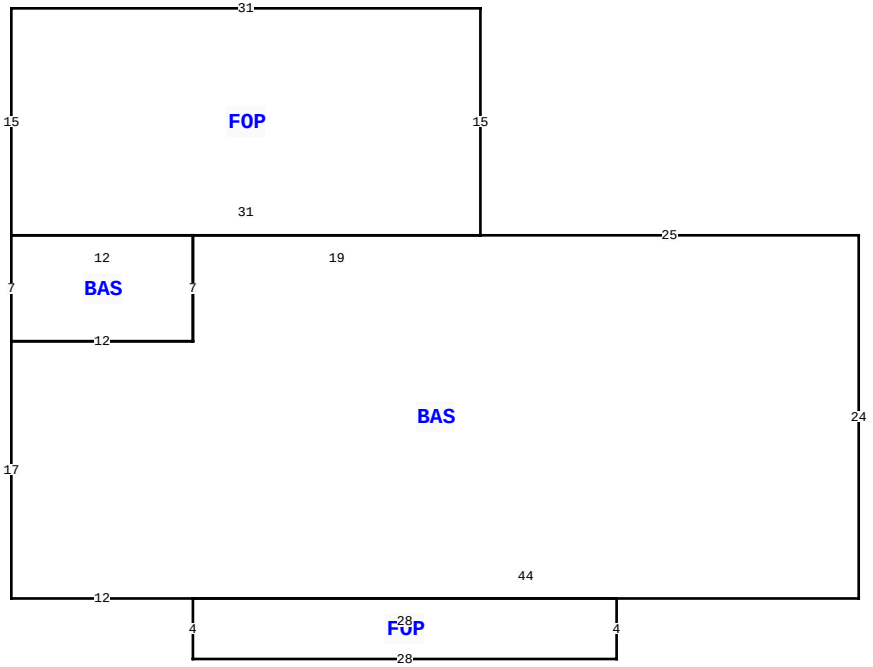
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	7,819
BAS	1,260	100		1,260	117,281
FOP	112	30		34	3,165
FOP	465	30		140	13,031
TOTALS	1,921			1,518	141,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	130.1850	143.20	217,378	1972	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1344 HX Base Yr 2020



2574 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,296
TOTAL MARKET OB/XF VALUE		25,080
TOTAL LAND VALUE - MARKET		185,360
TOTAL MARKET VALUE		183,736
SOH/AGL Deduction		37,303
ASSESSED VALUE		146,433
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,022
TOTAL JUST VALUE		351,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0029	4/16/2018	WD	Q	I	01	270,000
GRANTOR: GAYLE B & LOIS J CRIS						
GRANTEE: PATRICK L OSTERMAN						
0973/0092	1/16/2003	WD	Q	I		141,600
GRANTOR: NOGOSKY						
GRANTEE: GAYLE & LOIS CRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N15 W31 S15 E31$ W19 BAS= W12 S7 E12 N7$ S7 W12 S17 E12 FOP= S4 E28 N4W28$ E44 N24$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	24	30	720.00	UT	14.00	14.00	100	2008	2008	3	100	10,080	
4	0251	LEAN TO W/	0	100	12	30	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	12	30	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
7	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 25,080

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	1.48	AC		1.00	1.00	1.00	7,000.00	7,000.00	10,360							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	175,000							

REVIEW DATE 06/24/2015 BY TW Total Acres: 26.48 Total Land Value: 17,360 Market: 175,000 Agricultural: 7,000 Common: 10,360 PRINTED 11/16/2026 BY SYS