

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

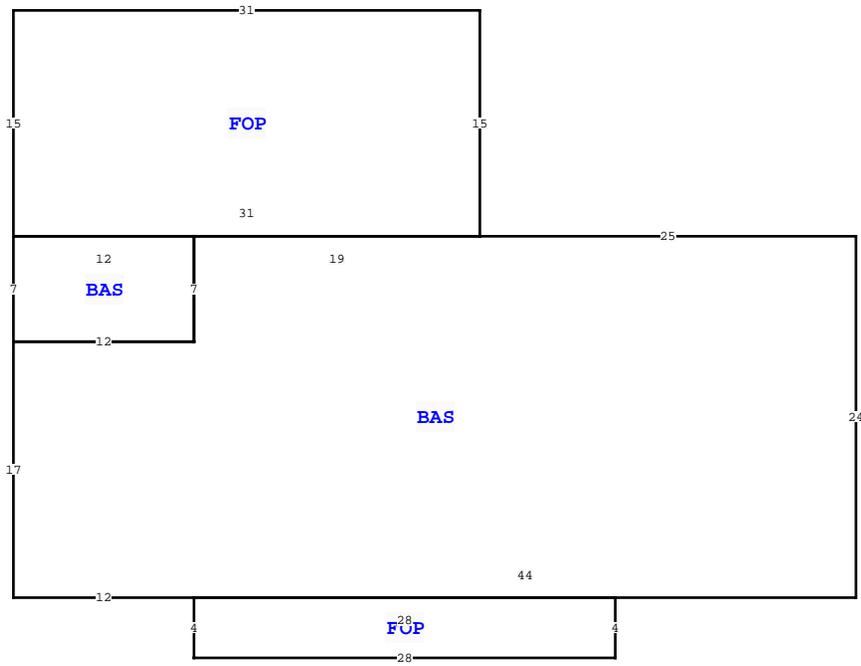
OSTERMAN PATRICK L
2574 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04144-000

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 90 |
| Exterior Wall | 31 VINYL SID 10 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 14 PREFIN MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 15 HARDTILE 70 |
| Interior Floor | 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|--------------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2020 | | | | | | | | |
| | | | | | | Heated Area: | 1344 | | | | |
| | | | | | | HX Base Yr | 2020 | | | | |



| Quality | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE | 5000 IMPROVED AG | | | | |
| MAP NUM | MKT AREA | | | | |
| 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 | 8,103 |
| BAS | 1,260 | 100 | | 1,260 | 121,548 |
| FOP | 112 | 30 | | 34 | 3,280 |
| FOP | 465 | 30 | | 140 | 13,505 |
| TOTALS | 1,921 | | | 1,518 | 146,436 |

2574 SW WILSON SPRINGS RD, FORT WHITE

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

| 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 | 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

| 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 | 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 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 146,436 |
| TOTAL MARKET OB/XF VALUE | | | 25,080 |
| TOTAL LAND VALUE - MARKET | | | 185,360 |
| TOTAL MARKET VALUE | | | 188,876 |
| SOH/AGL Deduction | | | 46,828 |
| ASSESSED VALUE | | | 142,048 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 90,637 |
| TOTAL JUST VALUE | | | 356,876 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 275,203 |

| 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\$.