

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

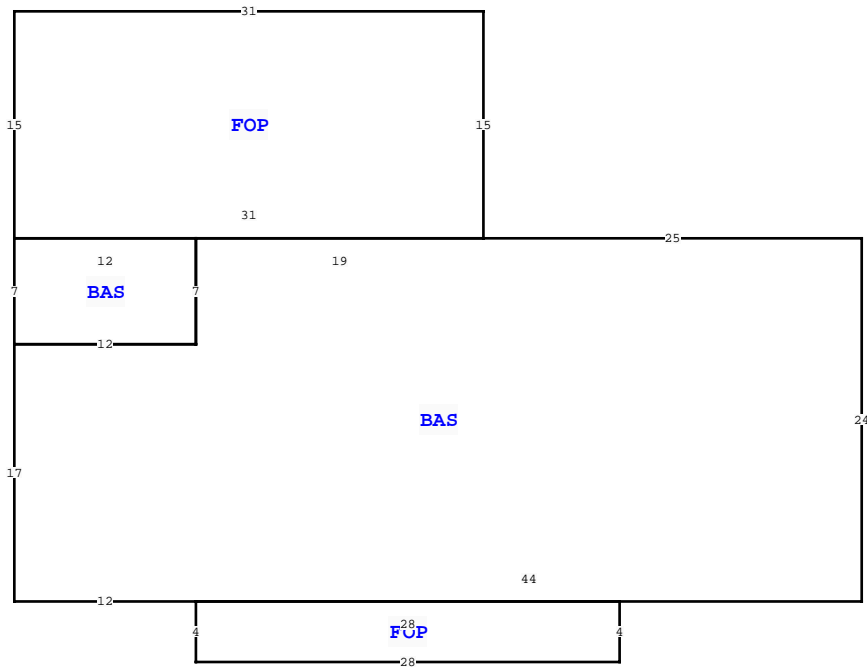
OSTERMAN PATRICK L
2574 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

06-7S-16-04144-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	84	100	
BAS	1,260	100	
FOP	112	30	
FOP	465	30	
TOTALS	1,921		1,518 143,871

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					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			143,871
TOTAL MARKET OB/XF VALUE			25,080
TOTAL LAND VALUE - MARKET			185,360
TOTAL MARKET VALUE			186,311
SOH/AGL Deduction			44,263
ASSESSED VALUE			142,048
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			90,637
TOTAL JUST VALUE			354,311
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	Q	I	01	270,000
GRANTOR: GAYLE B & LOIS J CRIS						
GRANTEE: PATRICK L OSTERMAN						
0973/0092	1/16/2003	WD Q	Q	I		141,600
GRANTOR: NOGOSKY						
GRANTEE: GAYLE & LOIS CRIST						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993
3	0294	SHED WOOD/	0	100	24	30	720.00	UT	14.00	100	2008
4	0251	LEAN TO W/	0	100	12	30	360.00	UT	5.00	100	2008
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	
6	0252	LEAN-TO W/	0	100	12	30	360.00	UT	2.50	100	2008
7	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	100	2018

TOTAL OB/XF											
25,080											
BLD DATE		LGL DATE	05/07/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

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\$.											

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	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							