COMM NW COR OF SEC, RUN S 663.95
POB, CONT E 246.95 FT, S 246.95
N 246.95 FT TO POB.

O'STEEN ADAM
371 SW LITTLE RD
LAKE CITY, FL 32024

2026

07-5S-17-09151-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

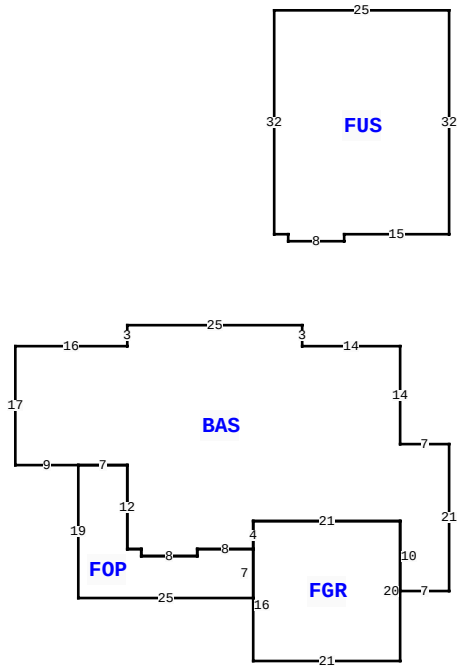
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100		1,549	180,618
FGR	420	55		231	26,935
FOP	251	30		75	8,746
FUS	808	100		808	94,215
TOTALS	3,028			2,663	310,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	116.8944	133.26	354,871	1991	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2019 Heated Area: 2357 HX Base Yr 2019



371 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		310,512
TOTAL MARKET OB/XF VALUE		11,188
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		346,900
SOH/AGL Deduction		183,556
ASSESSED VALUE		163,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,933
TOTAL JUST VALUE		346,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/1878	6/04/2018	WD	Q	I	01	278,500
GRANTOR: CHARLES S JR & RACHEL						
GRANTEE: ADAM O'STEEN						
1286/1354	12/15/2014	WD	U	I	12	75,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: CHARLES S JR & RACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N14 W14 N3 W25 S3 W16S17 E9 FOP= S19 E25 N7 W8 S1W8N1 W2 N12 W7$ E7 S12 E2 S1 E8 N1 E8 FGR= S16 E21 N20 W21S4$ N4 E21 S10 E7 N21$ PTR=N30FUS= N32 W25 S32 E2 S1 E8 N1E15$S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	288	
3	0166	CONC,PAVMT	0	100	12	200	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0020	BARN,FR	0	100	50	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
6	0040	BARN,POLE	0	100	30	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,188

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	1.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,200							

REVIEW DATE 07/26/2017 BY BC Total Acres: 1.40 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 05/12/2026 BY SYS