COMM SW COR OF W1/2 OF SW1/4 OF
987.26 FT FOR FOR POB, CONT N 38
670.30 FT, S 381.78 FT, W 669.85

O'STEEN COLIN/O'STEEN BRENDA W
391 NW OSTEEN COURT
LAKE CITY, FL 32055

2026

10-3S-16-02056-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

299 NW COLIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	53,010
TOTAL MARKET VALUE	8,649
SOH/AGL Deduction	2,713
ASSESSED VALUE	5,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,936
TOTAL JUST VALUE	60,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21200	M H	147	10/23/2003
20894	M H	125	07/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2398	5/16/2022	WD	U	I	11	100
GRANTOR: O'STEEN COLIN						
GRANTEE: O'STEEN COLIN						
1220/1047	8/24/2011	QC	U	I	11	44,000
GRANTOR: TRACEY COMSTOCK						
GRANTEE: COLIN & BRENDA O'ST						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0			0.00	0.00	5.89	AC		1.00	1.00	1.00	280.00	280.00	1,649							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	5.89	AC		1.00	1.00	1.00	9,000.00	9,000.00	53,010							

REVIEW DATE 02/15/2023 BY KS Total Acres: 5.89 Total Land Value: 1,649 Market: 53,010 Agricultural: 1,649 Common: 0 PRINTED 06/23/2026 BY SYS