

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 41,230 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 48,230 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 48,230											
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM																				21200		M H		147		10/23/2003					
NEIGHBORHOOD/LOC		10316.00 1.00/																		20894		M H		125		07/21/2003					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
																<b>SALES DATA</b> 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															
TOTALS						299 NW COLIN CT, LAKE CITY										BLD DATE		LGL DATE		04/15/2025		MLU									
EXTRA FEATURES																XF DATE		LAND DATE		10/16/2023		SPF									
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
TOTAL OB/XF																7,000															
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	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	7,000.00	7,000.00	41,230														
REVIEW DATE 02/15/2023 BY ks Total Acres: 5.89 Total Land Value: 1,649 Market: 41,230 Agricultural: 1,649 Common: 0 PRINTED 05/08/2026 BY SYS																															