

BEG NE COR OF SW1/4 OF SE1/4, RU
 RUN S 993.12 FT, E 335.16 FT, N
 TO POB.

OSTEEN JAMES
 3033 NW MOORE RD
 LAKE CITY, FL 32055

2026

10-3S-16-02056-008



| 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 0 TOTAL LAND VALUE - MARKET 49,660 TOTAL MARKET VALUE 2,139 SOH/AGL Deduction 0 ASSESSED VALUE 2,139 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,139 TOTAL JUST VALUE 49,660 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 49,660 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1516/2741 6/11/2024 QC U V 11 100 GRANTOR: O'STEEN COLIN GRANTEE: OSTEEN JAMES 1466/2401 5/16/2022 WD U V 11 100 GRANTOR: O'STEEN COLIN GRANTEE: O'STEEN COLIN | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | BLD DATE | LGL DATE | MLU | | | | | | | | | |
| | | | | | | | | | | | | | | | XF DATE | LAND DATE | 04/11/2025 | SPF | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | INC DATE | AG DATE | 10/16/2023 | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTALS | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | |
| 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 | | A-1 | 0.00 | 0.00 | 7.64 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,139 | | | | | | | | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 7.64 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 49,660 | | | | | | | | | | | | | | |