COMM SE COR OF SW1/4 OF SE1/4, R
FT TO W R/W US-41, NW ALONG R/W
901.23 FT FOR POB, RUN SE 1060 F

O'STEEN COLIN/O'STEEN BRENDA FAYE
391 NW OSTEEN CT
LAKE CITY, FL 32055-9020

2027

19-3S-17-05070-003

BUILDING CHARACTERISTICS

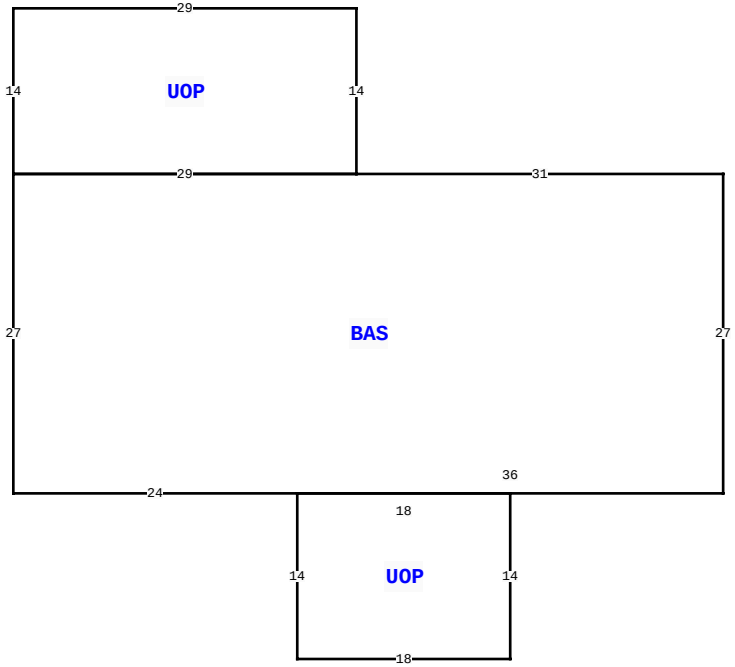
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 06
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
UOP	252	25		63	1,752
UOP	406	25		102	2,837
TOTALS	2,278			1,785	49,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,785	115.9000	69.54	124,129	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1620 HX Base Yr



331 NW OSTEEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,991
TOTAL MARKET OB/XF VALUE	29,928
TOTAL LAND VALUE - MARKET	109,920
TOTAL MARKET VALUE	125,489
SOH/AGL Deduction	47,519
ASSESSED VALUE	77,970
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	52,970
TOTAL JUST VALUE	218,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056724	Storage Building	7,728	10/07/2026
000045370	Mobile Home		09/06/2022
17732	M H	125	12/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2456	9/20/2022	WD	U	I	11	100
GRANTOR: O'STEEN COLIN L						
GRANTEE: O'STEEN COLIN						
1476/2453	9/20/2022	WD	U	I	11	100
GRANTOR: O'STEEN COLIN L						
GRANTEE: O'STEEN COLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N14 W29 S14 E29$ W29 S27 E24 UOP= S14 E18N14 W18$ E36 N27$.

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	0031	BARN,MT AE	0	100	58	55	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	50	1993	1993	3	50	600	
3	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	1993	1993	3	100	360	
4	0261	PRCH, UOP	0	100	11	55	605.00	UT	7.00	7.00	60	2011	2011	3	60	2,541	
5	0060	CARPORT F	0	100	15	58	870.00	UT	3.50	3.50	60	2011	2011	3	60	1,827	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 26,928

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	6200	A	PASTURE 3	0			0.00	0.00	8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
4	6200	A	PASTURE 3	0		00	0.00	0.00	7.82	AC		1.00	1.00	1.00	280.00	280.00	2,190							
5	9910	M	MKT.VAL.AG	0		00	0.00	0.00	16.32	AC		1.00	1.00	1.00	6,000.00	6,000.00	97,920							

REVIEW DATE 05/05/2026 BY robin Total Acres: 18.32 Total Land Value: 16,570 Market: 97,920 Agricultural: 4,570 Common: 12,000 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
FT TO W R/W US-41, NW ALONG R/W
901.23 FT FOR POB, RUN SE 1060 F

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BUILDING CHARACTERISTICS

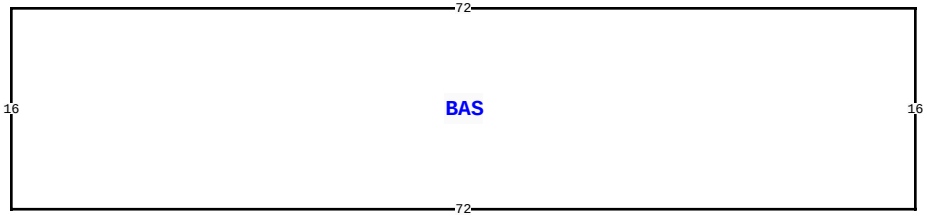
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Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	29,339
TOTALS	1,152			1,152	29,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	106.1100	63.67	73,348	1990	1990	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



331 NW OSTEEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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
11	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTEE: O'STEEN COLIN						
1476/2453	9/20/2022	WD	U	I	11	100
GRANTOR: O'STEEN COLIN L						
GRANTEE: O'STEEN COLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S16 E72 N16$.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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

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