

COMM SE COR OF NE1/4 OF NE1/4, R
 FOR POB, CONT N 330.75 FT, W 670
 331.26 FT, E 670.07 FT TO POB.

O'STEEN LEXI/O'STEEN TRISTAN
 730 SW THORNE LN
 FORT WHITE, FL 32038

2026

20-6S-16-03890-006


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 7,675 TOTAL LAND VALUE - MARKET 66,300 TOTAL MARKET VALUE 73,975 SOH/AGL Deduction 12,226 ASSESSED VALUE 61,749 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 61,749 TOTAL JUST VALUE 73,975 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 58,675											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1562/2690 3/02/2026 WD Q I 01 98,000 GRANTOR: 4 LITTLE BIRDS LLC GRANTEE: O'STEEN LEXI 1445/1511 8/18/2021 WD Q I 01 62,500 GRANTOR: KIM DAE JUNG GRANTEE: 4 LITTLE BIRDS LLC											
DOR CODE 0700 MISC IMPROVED										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE											
NEIGHBORHOOD/LOC 20616.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										147 SW LIBERTY GLN, FORT WHITE										05/06/2026 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS													
1	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	75	1998	1998	3	75	675															
2	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 7,675																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		00	0.00	0.00	5.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,300														
REVIEW DATE 05/18/2026 BY AJ Total Acres: 5.10 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 06/23/2026 BY SYS																															