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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20616.00	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

147 SW LIBERTY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

SALE:1:1: 5.10 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	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						

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	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

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	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 11/10/2021 BY JB Total Acres: 5.10 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 05/08/2026 BY SYS