BEG AT NW COR OF SW1/4 OF THE NW
1271.15 FT FOR POB, RUN S 861.92
FT, S 440.41 FT, W 658.87 FT, S

ALEX & BLONDINA STEVENS FAMILY LLC
5159 SW SR 247
LAKE CITY, FL 32024

2027

21-4S-16-03085-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21416.00	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

243 SW OYSTERSHELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,645
TOTAL LAND VALUE - MARKET	118,875
TOTAL MARKET VALUE	38,753
SOH/AGL Deduction	0
ASSESSED VALUE	38,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,753
TOTAL JUST VALUE	143,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0614	5/17/2017	WD	U	I	11	0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: ALEX & BLONDINA STE						
1231/1014	12/27/2011	WD	U	I	11	0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: ALEX H STEVENS JR E						

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	0040	BARN,POLE	0	0	40	126	5,040.00	UT	1.75	1.75	100	0	0	3	100	8,820	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	14,625	

LAND DESCRIPTION

TOTAL OB/XF 24,645

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.85	AC		1.00	1.00	1.00	445.00	445.00	6,608							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.85	AC		1.00	1.00	1.00	7,500.00	7,500.00	111,375							

REVIEW DATE 04/08/2025 BY KS Total Acres: 15.85 Total Land Value: 14,108 Market: 111,375 Agricultural: 6,608 Common: 7,500 PRINTED 11/17/2026 BY SYS