COMM SW COR, RUN E 1331.91 FT,
RUN N 57.68 FT TO N R/W CR-242
FOR POB, CONT N 638.32 FT,

O'STEEN SHAWN D & TRACY/O'STEEN TRACY
8205 SW CR 242
LAKE CITY, FL 32024

2026

23-4S-15-00375-002

BUILDING CHARACTERISTICS

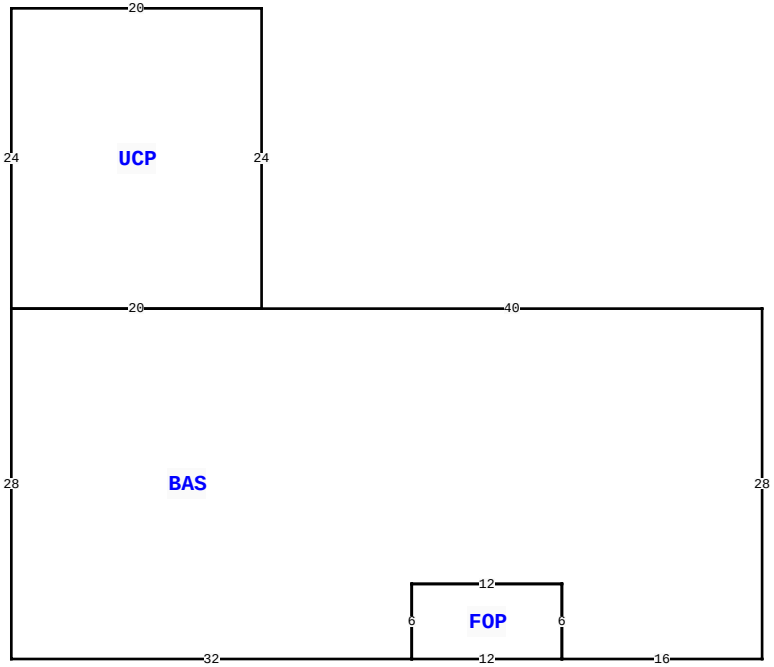
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	98,018
FOP	72	35		25	1,524
UCP	480	20		96	5,852
TOTALS	2,160			1,729	105,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,729	117.9000	110.83	191,625	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1608 HX Base Yr 2003



8205 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		105,394
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		110,440
TOTAL MARKET VALUE		224,734
SOH/AGL Deduction		120,392
ASSESSED VALUE		104,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,931
TOTAL JUST VALUE		224,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0953/1818	5/15/2002	WD	Q	V	01	100

GRANTOR: JOHN D O'STEEN JR

GRANTEE: SHAWN & TRACY O'STE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UCP= N24 W20 S24 E20$ W20 S28 E32 FOP= E12 N6 W12 S6$ N6 E12 S6 E16 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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			0.00	0.00	10.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,440							

REVIEW DATE 06/10/2025 BY KS Total Acres: 10.04 Total Land Value: 110,440 Market: 0 Agricultural: 0 Common: 110,440 PRINTED 06/22/2026 BY SYS