COMM AT NE COR OF NW1/4, RUN S 1
POB, CONT SOUTH 1433.55 FT TO N
NW ALONG R/W 921.48 FT, NORTH 82

OSBORNE STEPHEN M/OSBORNE DEBORAH L
101 NW HARRIS LAKE DIVE
LAKE CITY, FL 32055

2027

26-6S-16-03943-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26616.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

2503 SW ELIM CHURCH RD, FORT WHITE

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	7,000
TOTAL LAND VALUE - MARKET	147,280
TOTAL MARKET VALUE	13,812
SOH/AGL Deduction	0
ASSESSED VALUE	13,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,812
TOTAL JUST VALUE	154,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,280

SALE:1:1: SALE INCL RE 03949-003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052732	Mobile Home		03/27/2025
000052582	Right-of-Way Acce		03/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/617	10/29/2025	LE	U	I	14	100
GRANTOR: OSBORNE DEBORAH L						
GRANTEE: OSBORNE STEPHEN M (						
1156/0248	8/07/2008	WD	Q	V	01	100
GRANTOR: MARGARET P WOOLEY AS						
GRANTEE: DEBORAH L OSBORNE						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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
1	5200	A	CROPLAND 2	0		A-1	0.00	0.00	18.41	AC		1.00	1.00	1.00	370.00	370.00	6,812							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.41	AC		1.00	1.00	1.00	8,000.00	8,000.00	147,280							

REVIEW DATE 06/03/2026 BY AJ Total Acres: 18.41 Total Land Value: 6,812 Market: 147,280 Agricultural: 6,812 Common: 0 PRINTED 11/17/2026 BY SYS