

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

2026

26-6S-16-03943-009



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 7,000 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 110,460											
																				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											
DOR CODE 5200 CROPLAND CLS2										MAP NUM MKT AREA 02										PERMIT NUM DESCRIPTION AMT ISSUED											
NEIGHBORHOOD/LOC 26616.00 1.00/										BLD DATE										05/07/2026 MLU											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										XF DATE										INC DATE											
TOTALS										2503 SW ELIM CHURCH RD, FORT WHITE										BUILDING NOTES											
EXTRA FEATURES										ADJ UNIT PRICE										BUILDING DIMENSIONS											
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																
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																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/10/2026 BY SYS																															