SE1/4 OF NW1/4 & NW1/4 OF SW1/4 OF SW1/4 LYING W OF TRULUCK RD E 941-2542 & S1/2 OF OF SW1/4 OF S

STEADMAN NORMAN AND LENORA LIVING TRUST DATED JULY
248 SW BALLISTA GLN
FORT WHITE, FL 32038

2027

26-7S-16-04325-000

BUILDING CHARACTERISTICS

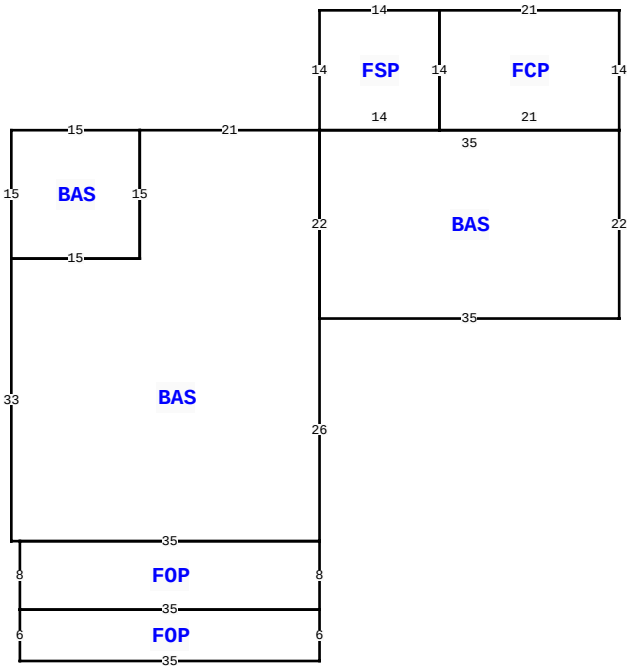
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100		225	15,213
BAS	770	100		770	52,062
BAS	1,503	100		1,503	101,622
FCP	294	25		74	5,003
FOP	210	30		63	4,259
FOP	280	30		84	5,680
FSP	196	40		78	5,274
TOTALS	3,478			2,797	189,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,797	94.5600	104.02	290,944	1921	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2498 HX Base Yr



248 SW BALLISTA GLN, FORT WHITE

BLD DATE		LGL DATE	05/14/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0070	CARPORT UF	0	100	24	24	576.00	UT	3.00	3.00	100	1993	1993	3	100	1,728	
2	0040	BARN,POLE	0	100	46	60	2,760.00	UT	2.50	2.50	100	2010	2010	3	100	6,900	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,114
TOTAL MARKET OB/XF VALUE		17,328
TOTAL LAND VALUE - MARKET		1,422,000
TOTAL MARKET VALUE		285,307
SOH/AGL Deduction		90,787
ASSESSED VALUE		194,520
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,109
TOTAL JUST VALUE		1,628,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,631,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054132	Electrical Servic		09/23/2025
000052864	Generator		04/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1405	3/12/2026	WD	U	I	11	100
GRANTOR: STEADMAN LENORA						
GRANTEE: STEADMAN NORMAN AND						
1232/2094	4/04/2012	WD	U	I	37	45,000
GRANTOR: MICHAEL S BREEN & PHY						
GRANTEE: NORMAN R & LENORA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= W15 S15 E15 N15$ S15 W15 S33 E1 FOP= S8 FOP= S6 E35 N6 W35$ E35 N8 W35$ E35 N26 BAS= E35 N22 W35 S22$ N22 FSP= E14 FCP= E21 N14 W21 S14$ N14 W14 S14$.

LAND DESCRIPTION

TOTAL OB/XF 17,328

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	157.00	AC		1.00	1.00	1.00	445.00	445.00	69,865							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	157.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	1,413,000							

REVIEW DATE 03/09/2026 BY robin Total Acres: 158.00 Total Land Value: 78,865 Market: 1,413,000 Agricultural: 69,865 Common: 9,000 PRINTED 11/17/2026 BY SYS