

BEG NE COR OF NE1/4 OF SW1/4, RU  
W 355.69 FT N 315.57 FT, E 354.8  
E 10 AC OF NE1/4 OF SW1/4 AS LIE

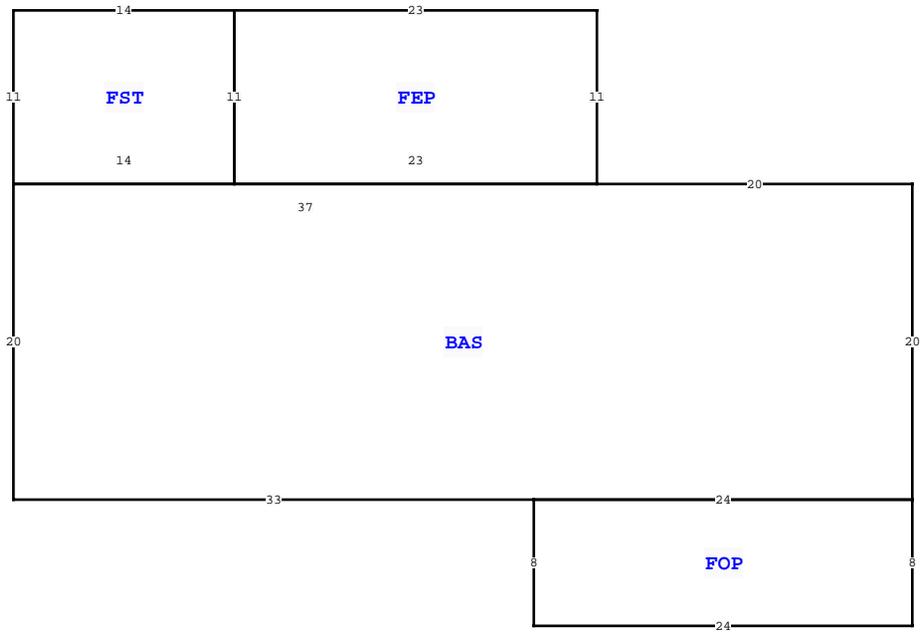
O'STEEN LARRY W/O'STEEN CYNTHIA E  
464 SW TRULUCK TERR  
FORT WHITE, FL 32038

**2026**

26-7S-16-04330-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	
FEP	253	80	
FOP	192	30	
FST	154	55	
TOTALS	1,739		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,485	71.1018	81.06	120,374	1965	1965	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1140 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,264
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			91,800
TOTAL MARKET VALUE			187,864
SOH/AGL Deduction			99,816
ASSESSED VALUE			88,048
TOTAL EXEMPTION VALUE	HX HB		47,022
BASE TAXABLE VALUE			41,026
TOTAL JUST VALUE			187,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/2071	10/08/2003	WD	U	I	07	20,000
GRANTOR: JANET BOIN AS PERS RE						
GRANTEE: O'STEEN						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	0.00
2	0296	SHED METAL	0.00
3	0252	LEAN-TO W/	0.00
4	0070	CARPORT UF	0.00
5	9945	Well/Sept	7,000.00
6	0296	SHED METAL	0.00
7	0296	SHED METAL	0.00
TOTALS			7,800

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	0
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	0
3	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2010
4	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2010
5	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	
6	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2010
7	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2010
TOTALS											

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP= N11 W23 FST= W14 S11 E14 N11\$ S11 E23\$ BAS= W37 S20 E33 FOP= S8 E24 N8 W24\$ E24 N20 W20\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
3	0000	C	VAC RES	100		A-1	0.00	0.00	5.65	AC		1.00	1.00	1.00	12,000.00	12,000.00	67,800							

