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

2027

26-7S-16-04330-000

BUILDING CHARACTERISTICS

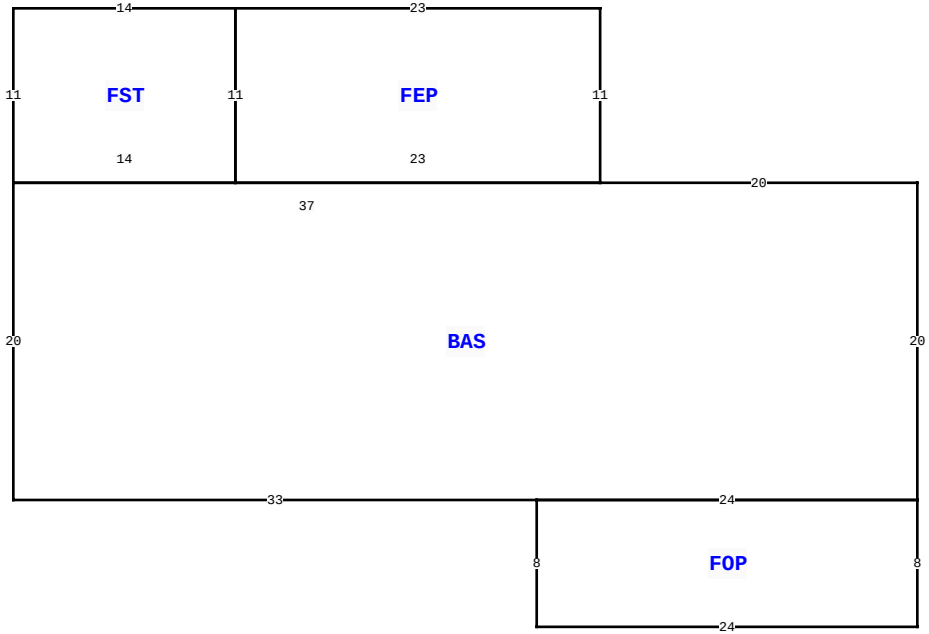
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	57,953
FEP	253	80		202	10,269
FOP	192	30		58	2,948
FST	154	55		85	4,321
TOTALS	1,739			1,485	75,492

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	78.21	116,142	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1140 HX Base Yr



464 SW TRULUCK TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,037
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		91,800
TOTAL MARKET VALUE		184,637
SOH/AGL Deduction		92,825
ASSESSED VALUE		91,812
TOTAL EXEMPTION VALUE	HX HB	49,183
BASE TAXABLE VALUE		42,629
TOTAL JUST VALUE		184,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,008

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

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 7,800

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	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							

REVIEW DATE 07/21/2015 BY TW Total Acres: 7.65 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 11/17/2026 BY SYS

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

2027

26-7S-16-04330-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	03
DOR CODE	0102	SFRES/MOBILE HOME

MAP NUM | MKT AREA 02

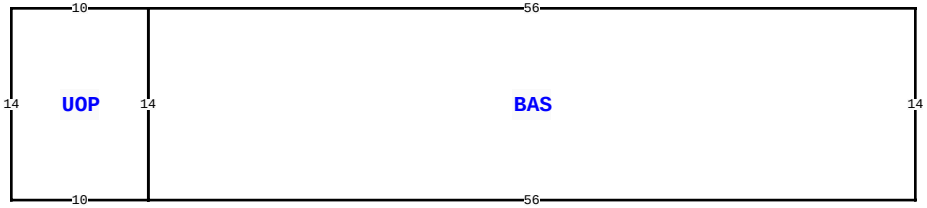
NEIGHBORHOOD/LOC 26716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	9,137
UOP	140	25		35	408
TOTALS	924			819	9,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	819	97.1100	58.27	47,723	1986	1986	0	0	20	60.00	20.00

2 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



464 SW TRULUCK TER, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: JANET BOIN AS PERS RE

GRANTEE: O'STEEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 UOP= W10 S14 E10 N14$ S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/21/2015 BY TW Total Acres: 7.65 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 11/17/2026 BY SYS