COMM SW COR OF NE1/4 OF SW1/4, N
724.16 FT FOR POB, N 506.44 FT T
POWERS GLN, E ALONG R/W 173.04 F

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

2027

26-7S-16-04331-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
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	05/14/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0
TOTAL LAND VALUE - MARKET	23,300
TOTAL MARKET VALUE	1,037
SOH/AGL Deduction	0
ASSESSED VALUE	1,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,037
TOTAL JUST VALUE	23,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1012	1/08/2026	QC	U	V	11	16,700

GRANTOR: STORMANT TED W

GRANTEE: O'STEEN LARRY W

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

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
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.33	AC		1.00	1.00	1.00	445.00	445.00	1,037							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.33	AC		1.00	1.00	1.00	10,000.00	10,000.00	23,300							

REVIEW DATE 05/14/2024 BY MLU Total Acres: 2.33 Total Land Value: 1,037 Market: 23,300 Agricultural: 1,037 Common: 0 PRINTED 11/17/2026 BY SYS