

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

2026

26-7S-16-04331-002


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 Tax Group: 3 Tax Dist: STANDARD 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 60,000														
DOR CODE		5500																		TIMBERLAND 80-89														
MAP NUM																				02														
NEIGHBORHOOD/LOC		26716.00																		1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
																				BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/14/2024 MLU				
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																		
																	TOTALS																	
EXTRA FEATURES																																		
LAND DESCRIPTION																	TOTAL OB/XF					0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2026 BY SYS																																		

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