N1/2 OF SE1/4 & SE1/4 OF SE1/4 E
BEING A PORTION OF A PARCEL DESC
& EX A PARCEL AS DESC IN ORB 113

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

**2026**

**27-7S-16-04340-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 27716.00 | 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 | |
| XF DATE | | LAND DATE | 05/14/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,044,000 |
| TOTAL MARKET VALUE | 51,620 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 51,620 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 51,620 |
| TOTAL JUST VALUE | 1,044,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,044,000 |

SALE:1:1: 120 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### 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 | | | | | | |
| 1540/2276 | 2/21/2025 | QC | U | V | 11 | 100 |
| GRANTOR: STEADMAN NORMAN | | | | | | |
| GRANTEE: STEADMAN NORMAN | | | | | | |

### 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 | 116.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 51,620 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 116.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 1,044,000 | | | | | | | |

REVIEW DATE 05/14/2024 BY MLU Total Acres: 116.00 Total Land Value: 51,620 Market: 1,044,000 Agricultural: 51,620 Common: 0 PRINTED 05/12/2026 BY SYS