

BEG AT SW COR OF NE1/4 OF SW1/4,
 FT, E 1329.22 FT, S 497.55 FT, W
 POB.

OSTEEN COLIN/OSTEEN BRENDA
 391 NW O'STEEN CT
 LAKE CITY, FL 32055

2026

30-5S-16-03741-005



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 136,710 TOTAL MARKET VALUE 6,760 SOH/AGL Deduction 0 ASSESSED VALUE 6,760 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,760 TOTAL JUST VALUE 136,710 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 136,710											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1511/1922 4/01/2024 WD Q V 01 45,000 GRANTOR: KIRBY DAPHINE GRANTEE: OSTEEN COLIN 1187/2590 11/16/2009 WD U V 11 100 GRANTOR: OTIS KIRBY GRANTEE: DAPHINE KIRBY											
DOR CODE 5500										TIMBERLAND 80-89										TOTALS											
MAP NUM										MKT AREA 02										BLD DATE											
NEIGHBORHOOD/LOC 30516.00										1.00/										XF DATE											
AREA TYPE										TOTAL GROSS AREA										LGL DATE											
PCT OF BASE										YEAR										LAND DATE											
TOT ADJ AREA										SUBAREA MARKET VALUE										AG DATE											
																				04/08/2025 MLU											
EXTRA FEATURES																				INC DATE											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	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					15.19	AC		1.00	1.00	1.00	445.00	445.00	6,760														
2	9910	M	MKT.VAL.AG	0					15.19	AC		1.00	1.00	1.00	9,000.00	9,000.00	136,710														
REVIEW DATE 04/08/2025 BY MLU Total Acres: 15.19 Total Land Value: 6,760 Market: 136,710 Agricultural: 6,760 Common: 0 PRINTED 03/27/2026 BY SYS																															