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

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30516.00	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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 / U	V / I	RSN CD	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						

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					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 05/07/2026 BY MLU Total Acres: 15.19 Total Land Value: 6,760 Market: 136,710 Agricultural: 6,760 Common: 0 PRINTED 06/11/2026 BY SYS