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

2027

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					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

357 SW BEN OAKS GLN, LAKE CITY

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
000056640	Electrical Servic		09/23/2026

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

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 11/17/2026 BY SYS