

COMM NW COR OF S1/2 OF NW1/4 OF
FT. CONT S 505.39 FT FOR POB, CO
168.91 FT, N 268.81 FT, NE 167.1

WATSON SILVER
361 SW HERON DR
FORT WHITE, FL 32038

2026

01-7S-16-09925-203



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
TOTALS	2,052			2,052	120,839

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100			0.00	0.00	1.02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,052	113.9000	107.07	219,708	2003	2003	0	0	0	45.00	55.00	
1 MANUF 1		100% - 2024				Heated Area: 2052				HX Base Yr 2024			
27 76 27 BAS													

361 SW HERON DR, FORT WHITE													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				
									04/07/2025	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
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2004	2004	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF															8,200	
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
		0.00	0.00	1.02	AC		1.00	1.00	1.00	14,000.00	14,000.00					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		120,839	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		14,280	
TOTAL MARKET VALUE		143,319	
SOH/AGL Deduction		2,046	
ASSESSED VALUE		141,273	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		90,551	
TOTAL JUST VALUE		143,319	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,319	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1505/872	12/26/2023	WD	U	I	30	115,000	
GRANTOR:TOLKKINEN OWEN							
GRANTEE:WATSON SILVER							
1227/1958	1/06/2012	QC	U	I	11	15,000	
GRANTOR:LANDWISE TRUST SERVIC							
GRANTEE:OWEN & CHERI TOLKKI							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S27 E76 N27\$.									