

WATSON MARGARET M/WATSON APRIL LYNN
361 NW CAESAR CT
WHITE SPRINGS, FL 32096

2025

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

Exterior Wall00

26 ALM SIDING 100
0 N/A 0

3 MOBILE HME 100% - 2024

Roof Structure03

GABLE/HIP 100

Roof Cover01

MINIMUM 100

Interior Wall04

PLYWOOD 100

Interior Floor08

SHT VINYL 50

Interior Floor14

CARPET 50

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories01

NONE 100

Units1. 1. 100
0 100

Condition Adj01

01 100

Kitchen Adjus01

01 100

Quality02

02

DOR CODE0200

MOBILE HOME

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC20216.010

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,202

100

2024

1,202

21,482

FCP

192

25

2024

48

858

FSP

152

40

2024

61

1,090

TOTALS

1,546

1,311

23,430

EXTRA FEATURES

361 NW CAESAR CT, WHITE SPRINGS

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 9945

We'll/Sept

0 100

0

0

1.00

UT

7,000.00

7,000.00

100

3 100

7,000

2 0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

2013

2013

3 100

100

3 9945

We'll/Sept

0 100

0

0

1.00

UT

7,000.00

7,000.00

100

3 100

7,000

4 0285

SALVAGE

0 100

0

0

1.00

UT

1,865.00

1,865.00

100

2024

2023

100

1,865

LAND DESCRIPTION

TOTAL OB/XF

15,965

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 0200

C

MBL HM

100

00

0.00

0.00

1.36

AC

1.00

1.00

0.80

8,500.00

6,800.00

9,248

2 0000

C

VAC RES

100

00

0.00

0.00

0.50

AC

1.00

1.00

1.20

8,500.00

10,200.00

5,100

REVIEW DATE

09/27/2023

BY

RP

Total Acres: 1.86

Total Land Value: 14,348

Market: 0

Agricultural: 0

Common: 14,348

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800 02

1,311

74.4600

44.68

58,575

1978

1978

0

0

0 60.00

40.00

Heated Area: 1202

HX Base Yr 1999

BAS 2024

FCP 2024

FSP 2024

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

04/17/2025

MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

23,430

TOTAL MARKET OB/XF VALUE

15,965

TOTAL LAND VALUE - MARKET

14,348

TOTAL MARKET VALUE

53,772

SOH/AGL Deduction

9,971

ASSESSED VALUE

43,772

TOTAL EXEMPTION VALUE

98 HX HB

43,772

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

53,743

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

47,077

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

1499/1304

9/26/2023

LE U

I

14

100

GRANTOR: WATSON MARGART M

GRANTEE: WATSON MARGART M (E

0841/1057

6/10/1997

WD Q

I

03

100

GRANTOR: THOMAS C & ADELE WATS

GRANTEE: CHARLES W & MARGARE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,20] W46 S23 E28 S8 E18 N19 N12 \$

FCP=[YR=2024;ORIG=80,20] E16 S12 W16 N12 \$

FSP=[YR=2024;ORIG=80,32] E8 S19 W8 N19 \$

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