THAT PART OF S1/2 OF SE1/4 OF SE
& S1/2 OF S1/2 OF SW1/4 OF SEC 2
LIES WEST OF WESTERN R/W OF ABAN

FORT PHYLLIS CAROL WATSON
17818 NW 175 AVENUE
ALACHUA, FL 32615

2026

21-5S-16-03668-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

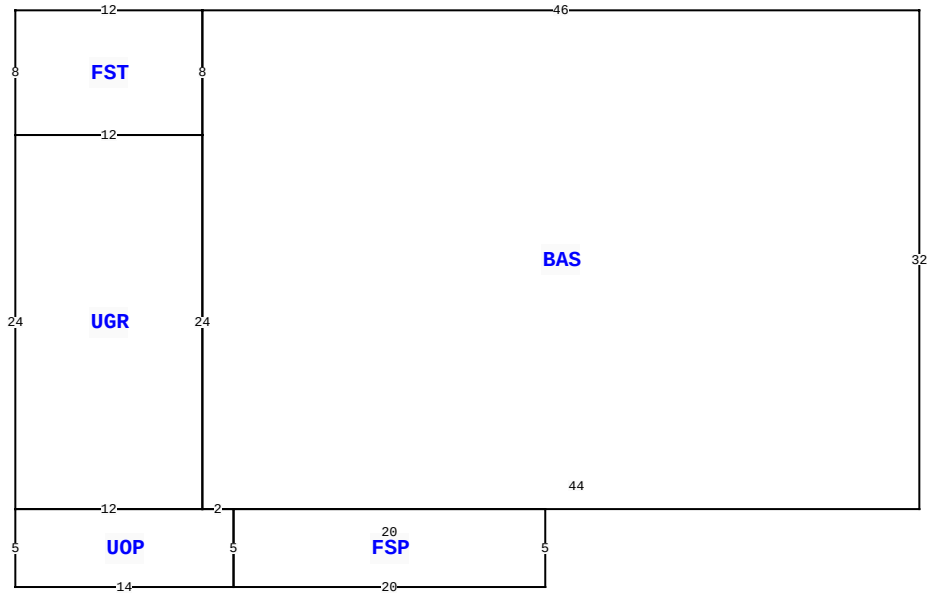
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100		1,472	103,966
FSP	100	40		40	2,825
FST	96	55		53	3,743
UGR	288	45		130	9,182
UOP	70	20		14	989
TOTALS	2,026			1,709	120,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,709	97.0200	108.66	185,700	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1472 HX Base Yr



10854 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,705
TOTAL MARKET OB/XF VALUE	620
TOTAL LAND VALUE - MARKET	176,120
TOTAL MARKET VALUE	137,373
SOH/AGL Deduction	0
ASSESSED VALUE	137,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,373
TOTAL JUST VALUE	297,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1391/0055	8/09/2019	QC	U	I	11	100
GRANTOR: WESLEY MANDEL WATSON						
GRANTEE: PHYLLIS CAROL WATSO						
1243/1629	9/21/2012	LE	U	I	30	100
GRANTOR: PHYLLIS C WATSON FORT						
GRANTEE: WESLEY MANDEL WATSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 FST= W12 S8 E12 N8$S8 UGR= W12 S24 E12 N24$ S24 UOP= W12 S5 E14 N5 W2$ E2 FSP= S5 E20 N5 W20$ E44 N32$.

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
1	0031	BARN,MT AE	0	0	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	128	
2	0213	GRAIN BIN	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	192	
3	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 620

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	43.03	AC		1.00	1.00	1.00	280.00	280.00	12,048							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	43.03	AC		1.00	1.00	1.00	4,000.00	4,000.00	172,120							

REVIEW DATE 10/28/2019 BY BC Total Acres: 44.03 Total Land Value: 16,048 Market: 172,120 Agricultural: 12,048 Common: 4,000 PRINTED 11/19/2025 BY SYS