THE NORTH 744.55 FT OF SE1/4 OF
THE WEST 420 FT.

WATSON WAYNE HAROLD/WATSON DELOIS P
10527 SW SR-47
FORT WHITE, FL 32038

2026

21-5S-16-03668-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/08/2025 MLU
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,820
TOTAL MARKET VALUE	4,273
SOH/AGL Deduction	0
ASSESSED VALUE	4,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,273
TOTAL JUST VALUE	106,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1340/2706	5/17/2017	WD	U	V	30	100
GRANTOR: PHYLLIS CAROL WATSON						
GRANTEE: WAYNE HAROLD WATSON						
1340/2703	5/17/2017	WD	U	V	30	100
GRANTOR: WAYNE HAROLD WATSON &						
GRANTEE: WAYNE HAROLD WATSON						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.26	AC		1.00	1.00	1.00	280.00	280.00	4,273							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.26	AC		1.00	1.00	1.00	7,000.00	7,000.00	106,820							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 15.26 Total Land Value: 4,273 Market: 106,820 Agricultural: 4,273 Common: 0 PRINTED 11/19/2025 BY SYS