N1/2 OF SE1/4 & S1/2 OF S1/2 OF
& S1/2 OF E 5 AC OF OF SE1/4 OF

WATSON NATHANIEL TYRONE/WATSON VINCE M
27607 SANTA ANITA BLVD
WESLEY CHAPEL, FL 33544-5471

2026

21-5S-16-03670-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	280
TOTAL LAND VALUE - MARKET	562,860
TOTAL MARKET VALUE	48,337
SOH/AGL Deduction	0
ASSESSED VALUE	48,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,337
TOTAL JUST VALUE	563,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1263/0184	9/27/2013	PR	U	V	30	100

GRANTOR: NATHANIEL TYRONE WATS

GRANTEE: NATHANIEL TYRONE &

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0020	BARN,FR	0	0	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	160	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	120	

LAND DESCRIPTION

TOTAL OB/XF 280

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		A-1	0.00	0.00	55.00	AC		1.00	1.00	1.00	445.00	445.00	24,475							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.08	AC		1.00	1.00	1.00	280.00	280.00	7,302							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	44.00	AC		1.00	1.00	1.00	370.00	370.00	16,280							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	125.08	AC		1.00	1.00	1.00	4,500.00	4,500.00	562,860							

REVIEW DATE 10/20/2019 BY KR Total Acres: 125.08 Total Land Value: 48,057 Market: 562,860 Agricultural: 48,057 Common: 0 PRINTED 10/03/2025 BY SYS