

BEG NW COR OF NE1/4 OF SE1/4, RU
S 248.60 FT, E 248.61 FT, S 448.
FT, S 1 FT, W 25 FT, S 395 FT, E

WATSON SHARON J/MARTINEZ REGINA J
27607 SANTA ANITA BLVD
WESLEY CHAPEL, FL 33544

2026

21-7S-17-10031-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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
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NEIGHBORHOOD/LOC	21717.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	25,932
BAS	1,200	100		1,200	99,739
FCP	312	25		78	6,483
FOP	48	30		14	1,164
FST	96	55		53	4,405

TOTALS	1,968			1,657	137,723
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0010	BARN, BLK	0	0	0	0	1.00	UT	0.00
3	0010	BARN, BLK	0	0	16	16	1.00	UT	0.00
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
6	0030	BARN, MT	0	0	0	0	1.00	UT	24,750.00
7	0166	CONC, PAVMT	0	0	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00
2	0100	C	SFR	0		A-1	0.00	0.00	1.60
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.00
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	24.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,657	114.1700	127.87	211,881	1970	1970	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2021 Heated Area: 1512 HX Base Yr													

340 SW ACIE JAMES RD, HIGH SPRINGS	BLD DATE	LGL DATE	05/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
1.00	UT	0.00	0.00	100	0	0	3	100	750	
1.00	UT	0.00	0.00	100	2017	2017	3	100	350	
1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
1.00	UT	24,750.00	24,750.00	100	2025	2024	100	24,750		
1.00	UT	1,200.00	1,200.00	100	2025	2024	100	1,200		

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00
2	0100	C	SFR	0		A-1	0.00	0.00	1.60
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.00
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	24.00

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					181,821				
TOTAL MARKET OB/XF VALUE					27,350				
TOTAL LAND VALUE - MARKET					199,500				
TOTAL MARKET VALUE					235,391				
SOH/AGL Deduction					0				
ASSESSED VALUE					235,391				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					235,391				
TOTAL JUST VALUE					408,671				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					408,671				

SALE:5:1: 1/2 UNDIV INT EA (.70 DOC STAMPS)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052021	Electrical Servic	0	01/08/2025
000050635	Right-of-Way Acce		08/22/2024
000050636	Storage Building	27,349	08/22/2024
000046205	Roof Replacement	7,893	01/05/2023
000046206	Roof Replacement	7,839	01/05/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1381/2208	4/03/2019	LE	U	I	14	100			
GRANTOR: LOUISE JAMES (RESER L									
GRANTEE: SHARON J WATSON & R									
1247/1126	12/21/2012	LE	U	I	11	100			
GRANTOR: LOUISE JAMES (RESER L									
GRANTEE: SHARON J WATSON									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40 S30 E28 FOP= S4 E12N4 W12\$ E12 BAS= S4 E12 FCP= E12 N26 W12 S26\$ N26 W12 S 22\$ N22 FST= E12 N8 W12S8\$ N8\$.									

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