S1/2 OF SW1/4 OF NW1/4 AS LIES W
NW1/4 OF SW1/4 AS LIES W OF SR-4

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

2026

22-5S-16-03693-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

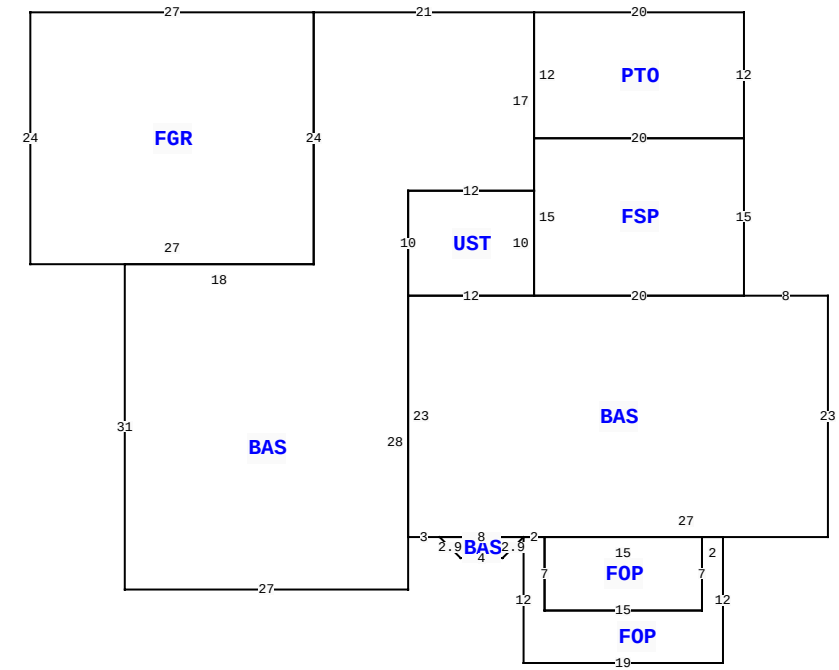
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	22516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12	100		12	1,046
BAS	920	100		920	80,180
BAS	1,257	100		1,257	109,550
FGR	648	55		356	31,026
FOP	105	30		32	2,789
FOP	123	30		37	3,225
FSP	300	40		120	10,459
PTO	240	5		12	1,046
UST	120	45		54	4,706
TOTALS	3,725			2,800	244,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	119.7120	134.08	375,424	1942	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2189 HX Base Yr



130 SW VIOLA DR, 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	244,026
TOTAL MARKET OB/XF VALUE	2,486
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	262,042
SOH/AGL Deduction	13,167
ASSESSED VALUE	248,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,875
TOTAL JUST VALUE	359,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042542	Roof Replacement	20,000	08/13/2021
11968	ADDN SFR	175	12/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/2653	9/25/2013	PB	U	I	18	100

GRANTOR: CLERK OF COURT (NATHA

GRANTEE: NATHANIEL T WATSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N15 PTO= N12 W20 S12 E20 $ W20 S15 E20$ W20UST= N10 W12 S10 E12$ W12 BAS= N10 E12 N17 W21 FGR= W27 S24 E27 N24$ S24 W18 S31 E27 N28$ S23 E3 BAS= D2 R2 E4 R2 U2 W8$ E8 FOP= S12 E19 N12 W2 S7 W15 N7 W2$ E2 FOP= S7 E15 N7 W15$ E27 N23$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	0	6	30	30.00	UT	2.00	2.00	50	1997	1997	3	50	30	
3	0040	BARN,POLE	0	0	24	42	1,008.00	UT	2.50	2.50	30	1997	1997	3	30	756	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,486

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	3,000.00	3,000.00	3,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.50	AC		1.00	1.00	1.00	280.00	280.00	6,300							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.50	AC		1.00	1.00	1.00	3,000.00	3,000.00	109,500							

REVIEW DATE 05/02/2022 BY JS Total Acres: 37.50 Total Land Value: 15,530 Market: 109,500 Agricultural: 12,530 Common: 3,000 PRINTED 11/21/2025 BY SYS