PART OF LOT 26 BIG OAKS UNREC:
COMM NW COR SEC, RUN S 1441.02
FT FOR POB, RUN S 364.10 FT,

CARTER SETH/CARTER CATHERINE R
1007 SW WATSON ST
FORT WHITE, FL 32038

2026

26-5S-16-03717-127

BUILDING CHARACTERISTICS

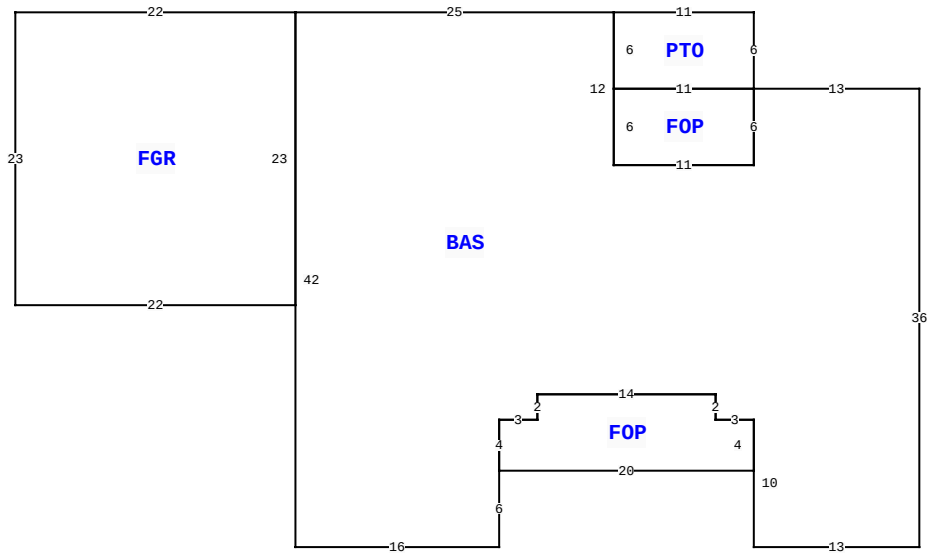
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	189,180
FGR	506	55		278	32,464
FOP	66	30		20	2,335
FOP	108	30		32	3,737
PTO	66	5		3	351
TOTALS	2,366			1,953	228,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	128.7198	144.17	281,564	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2012 Heated Area: 1620 HX Base Yr 2012



1007 SW WATSON ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,067
TOTAL MARKET OB/XF VALUE		14,480
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		292,647
SOH/AGL Deduction		91,267
ASSESSED VALUE		201,380
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,658
TOTAL JUST VALUE		292,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051979	Electrical Servic	0	01/03/2025
000050999	Storage Building	17,000	10/08/2024
000050632	Right-of-Way Acce		08/22/2024
40128	ELECTRICAL	0	07/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1321	9/27/2019	WD	U	I	11	100
GRANTOR: SETH E & CATHERINE R						
GRANTEE: SETH E & CATHERINE						
1211/1705	3/18/2011	WD	Q	I	01	180,000
GRANTOR: RUSSELL SR & JOANNE W						
GRANTEE: CATHERINE R & SETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N6 W11 S6 E11$ FOP= W11 S6 E11 N6$ S6 W11 N12 W25 FGR= W22 S23 E22 N23$ S42 E16 N6 FOP= E20 N4 W3 N2 W14 S2 W3 S4$ N4 E3 N2 E14 S2 E3 S10 E13 N36$.

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	0166	CONC,PAVMT	0	100	0	0	608.00	UT	2.50	2.50	100	2006	2006	3	100	1,520	
2	0030	BARN,MT	0	100	0	0	720.00	UT	18.00	18.00	100	2025	2024		100	12,960	

LAND DESCRIPTION

TOTAL OB/XF 14,480

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 03/04/2025 BY TW Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS