COMM NW COR OF SEC, S 1441.02 FT
FOR POB, CONT E 225.50 FT, S 386
225.50 FT, N 386.34 FT TO POB.

CRUZ MICHELLE ROSBURY
1005 SW WATSON ST
FORT WHITE, FL 32038

2026

26-5S-16-03717-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

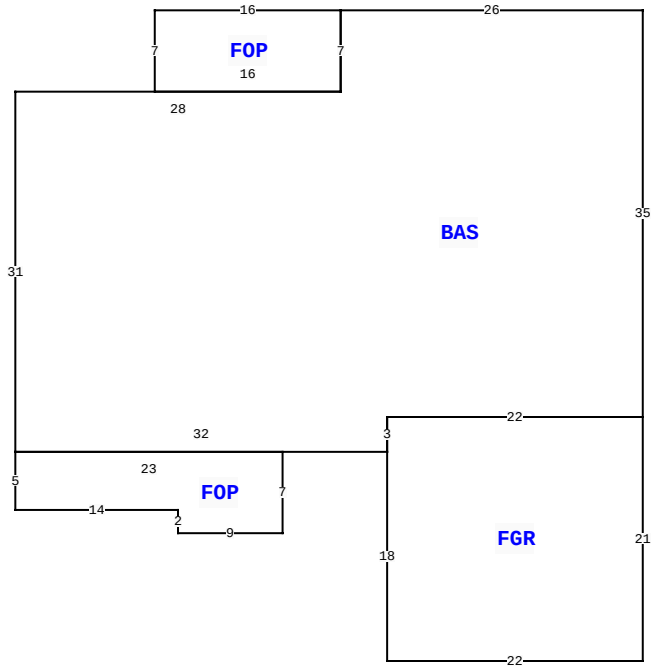
NEIGHBORHOOD/LOC 26516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100		1,790	226,382
FGR	462	55		254	32,123
FOP	112	30		34	4,300
FOP	133	30		40	5,059
TOTALS	2,497			2,118	267,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	121.4220	135.99	288,027	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 1790 HX Base Yr 2020



1005 SW WATSON ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		267,865
TOTAL MARKET OB/XF VALUE		802
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		296,667
SOH/AGL Deduction		73,838
ASSESSED VALUE		222,829
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,107
TOTAL JUST VALUE		296,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053974	Electrical Servic		09/03/2025
40129	ELECTRICAL	0	07/10/2020
35887	SFR	868	10/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2732	6/09/2022	QC	U	I	11	100

GRANTOR: ANGELO KELLY FKA KELL

GRANTEE: ANGELO ROBERT M

1343/2669	7/19/2017	WD	U	V	11	100

GRANTOR: JOHANNA S ROSBURY

GRANTEE: MICHELLE ROSBURY CR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W16 S7 E16 N7$ S7 W28 S31 FOP= S5 E14 S2 E9 N7 W23$ E32 FGR= S18 E22 N21 W22 S3$ N3 E22 N35$.

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	401.00	UT	2.00	2.00	100	2018	2018	3	100	802	

LAND DESCRIPTION

TOTAL OB/XF 802

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 11/18/2025 BY tommy Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS