N1/2 OF E1/2 LYING S & W OF N R/
& N1/2 OF E1/2 OF W1/2 LYING S O
WILLIAMS RD & E1/2 OF NE1/4 OF S

ROBINSON MARTHA
816 SW WATSON ST
FORT WHITE, FL 32038

2025

26-5S-16-03718-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

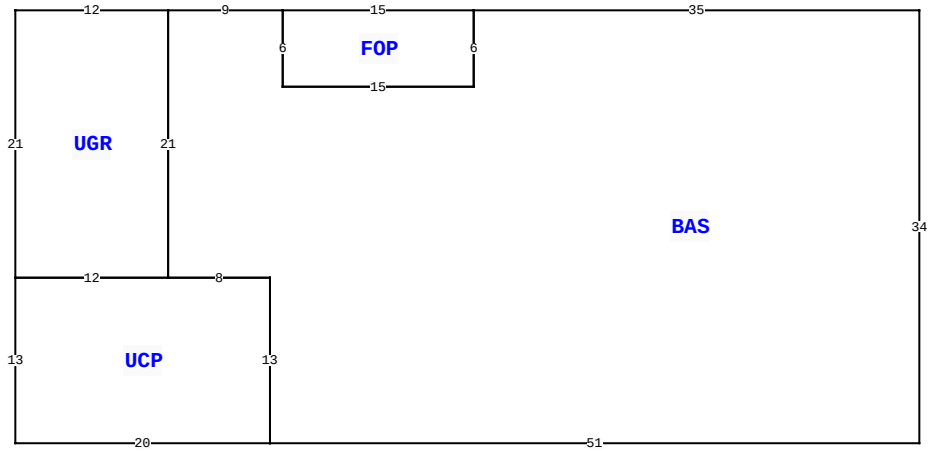
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	122,526
FOP	90	30		27	1,826
UCP	260	20		52	3,517
UGR	252	45		113	7,641
TOTALS	2,414			2,004	135,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,004	92.8872	104.03	208,476	1959	1959	0	0	0	35.00	65.00

3 SINGLE FAM – 100% - 2011 Heated Area: 1812 HX Base Yr 2011



816 SW WATSON ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,509
TOTAL MARKET OB/XF VALUE		7,390
TOTAL LAND VALUE - MARKET		596,745
TOTAL MARKET VALUE		186,890
SOH/AGL Deduction		76,324
ASSESSED VALUE		110,566
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,844
TOTAL JUST VALUE		739,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,957

BLDG:2:1: GUER MH (RP'D-ARTHUR M AUDETTE)
BLDG:1:1: MERI MH
SALE:1:1: (MUST BE CLEARING TITLE)
XFOB:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/2663	6/02/2019	LE	U	I	14	100
GRANTOR: MARTHA S ROBINSON						
GRANTEE: ELLIOT, CARLY, STUA						
1194/0713	4/20/2010	WD	Q	I	01	416,700
GRANTOR: A AUDETTE						
GRANTEE: MARTHA ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= W15 S6 E15 N6$S6 W15 N6 W9 UGR= W12 S21 E12N21$ S21 UCP= W12 S13 E20 N13 W8$ E8 S13 E51 N34 $.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	200.00	200.00	50	1994	1994	3	50	100	
2	0258	PATIO	0	100	0	0	1.00	UT	280.00	280.00	50	0	0	3	50	140	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,390

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	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0			0.00	0.00	115.61	AC		1.00	1.00	1.00	280.00	280.00	32,371							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	445.00	445.00	7,120							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	131.61	AC		1.00	1.00	1.00	4,500.00	4,500.00	592,245							

REVIEW DATE 05/07/2015 BY TW Total Acres: 132.61 Total Land Value: 43,991 Market: 592,245 Agricultural: 39,491 Common: 4,500 PRINTED 08/05/2025 BY SYS