

TNE N 1176.98 FT OF S1/2 OF S1/2
ABANDONED A C L RR R/W & S1/2 OF
E OF RR R/W.

WATSON KATINA/WATSON AMBEREDUS
34203 ASTORIA CIR
WESLEY CHAPEL, FL 33545-3427

2026

28-5S-16-03726-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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		02
NEIGHBORHOOD/LOC	28516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100		1,639	127,310
FGR	525	55		289	22,448
FOP	40	30		12	932
FOP	60	30		18	1,398
FOP	192	30		58	4,505

TOTALS	2,456			2,016	156,593
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00
2	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00
3	0020	BARN,FR	0	0	0	0	1.00	UT	0.00
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00
5	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00
6	0166	CONC,PAVMT	0	0	23	26	598.00	UT	2.00

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	80.00
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	51.03
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	141.03

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	106.7000	119.50	240,912	1941	1941	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 1639 HX Base Yr												

11884 SW STATE ROAD 47 , FORT WHITE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/10/2025 MLU									

TOTAL OB/XF									
2,098									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		156,593	
TOTAL MARKET OB/XF VALUE		2,098	
TOTAL LAND VALUE - MARKET		639,135	
TOTAL MARKET VALUE		224,299	
SOH/AGL Deduction		0	
ASSESSED VALUE		224,299	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		224,299	
TOTAL JUST VALUE		797,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		797,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1467/1903	5/12/2022	PR	U	I	19	100	
GRANTOR: WATSON ALVIN							
GRANTEE: WATSON KATINA							
0838/0419	4/11/1997	PR	Q	I	02	0	
GRANTOR: ESTATE OF ROBERT & RO							
GRANTEE: ALVIN WATSON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W4 FGR= W21 S25 E21 N25\$ S25 W9 S43 E2 FOP= S8 E24 N8 W24\$ E26 N60 FOP= N8 W5 S8 E5\$ W5 N8 FOP= N6 W10 S6 E10\$ W10\$.									