COMM NE COR OF SE1/4 OF NW1/4, R
FT FOR POB, CONT W 263.15 FT, S
N R/W WATSON RD, E ALONG R/W 262

HUFFMAN GARY R/HUFFMAN SHARON L
2703 SW WATSON ST
FORT WHITE, FL 32038

2026

28-5S-16-03730-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

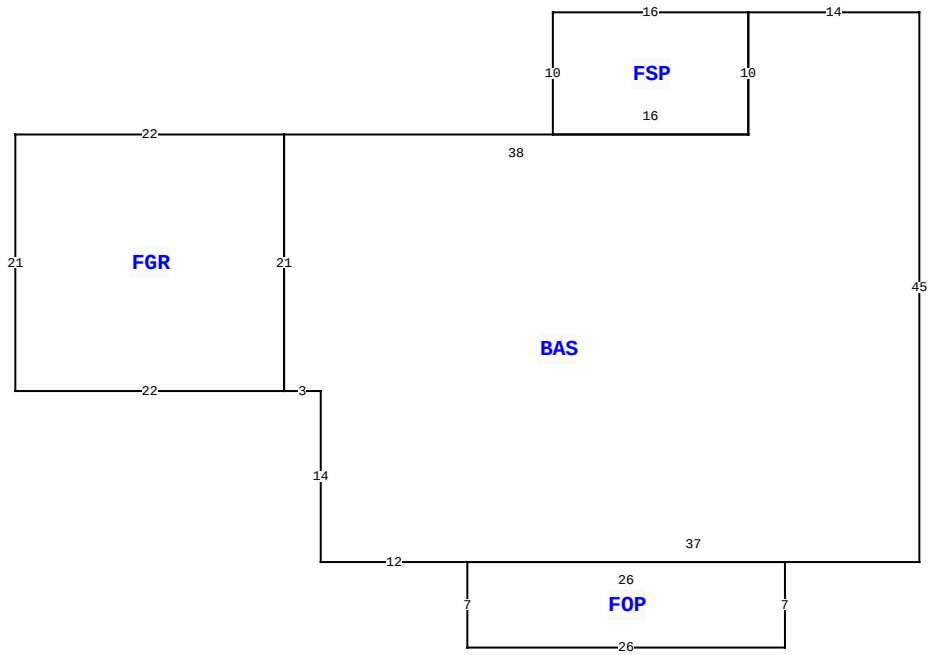
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100		1,918	272,978
FGR	462	55		254	36,150
FOP	182	30		55	7,828
FSP	160	40		64	9,109
TOTALS	2,722			2,291	326,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,291	138.1288	154.70	354,418	2007	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2023 Heated Area: 1918 HX Base Yr 2023



2703 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		326,065
TOTAL MARKET OB/XF VALUE		19,494
TOTAL LAND VALUE - MARKET		79,230
TOTAL MARKET VALUE		424,789
SOH/AGL Deduction		20,172
ASSESSED VALUE		404,617
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		348,895
TOTAL JUST VALUE		424,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052736	Generator		03/28/2025
25481	SFR	597	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/338	7/09/2021	WD	Q	I	01	435,000
GRANTOR: PEREZ EMILIO						
GRANTEE: HUFFMAN GARY R						
1277/2489	6/25/2014	WD	Q	I	01	260,000
GRANTOR: JEFFERY L HUDSON						
GRANTEE: EMILIO & THERESA PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W16 S10 E16 N10$ S10 W38 FGR= W22 S21 E22 N21$ S21 E3 S14 E12 FOP= S7 E26 N7 W26$ E37 N45 $.

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	798.00	UT	3.00	3.00	100	2007	2007	3	100	2,394	
2	0020	BARN,FR	0	100	0	0	640.00	UT	15.00	15.00	100	2007	2007	3	100	9,600	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2022	2007		100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 19,494

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	8.34	AC		1.00	1.00	1.00	9,500.00	9,500.00	79,230							

REVIEW DATE 05/07/2015 BY TW Total Acres: 8.34 Total Land Value: 79,230 Market: 0 Agricultural: 0 Common: 79,230 PRINTED 11/20/2025 BY SYS