COMM NW COR OF NW1/4, S 1190.28
1436.70 FT TO N R/W OF SW WATSON
FOR POB, N 795.17 FT, E 543.15 F

ARANT SHANNON PITTMAN/ARANT DAVID
4009 SW WATSON ST
FORT WHITE, FL 32038

2026

29-5S-16-03734-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

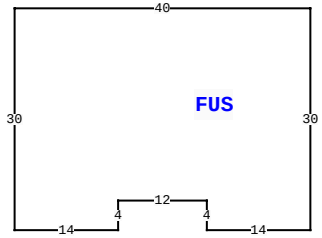
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29516.00	1.00/

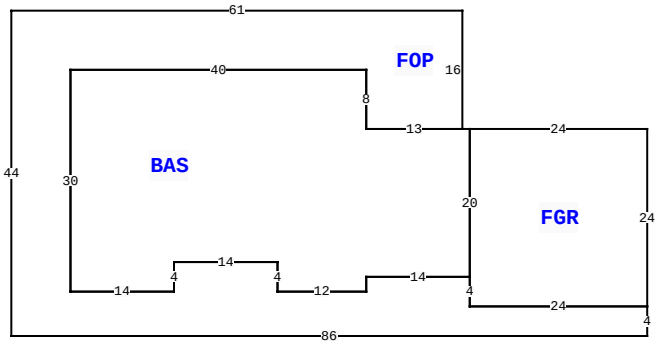
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100		1,424	103,121
FGR	576	55		317	22,956
FOP	1,384	30		415	30,053
FUS	1,152	100		1,152	83,424
TOTALS	4,536			3,308	239,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,308	99.4707	111.41	368,544	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2576 HX Base Yr





4009 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	239,554
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	95,475
TOTAL MARKET VALUE	254,888
SOH/AGL Deduction	0
ASSESSED VALUE	254,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,888
TOTAL JUST VALUE	338,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	694,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1553/1649	10/22/2025	QC	U	I	11	100
GRANTOR: PITTMAN CLINT RYAN						
GRANTEE: ARANT SHANNON PITTM						
0610/0286	12/01/1986	WD	Q	V	01	105,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N16 W61 S44 E86 N4 W24 N4 W14 S2 W12 N4 W14 S4 W14 N30 E40 S8 E13$ BAS= W13 N8 W40 S30 E14 N4 E14 S4 E12 N2 E14 FGR= S4 E24 N24 W24 S20 $ N20 W1$ PTR=N30 FUS= N30 W40 S30 E14 N4 E12 S4 E14$ S30 $.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	280.00	280.00	2,534							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,975							

REVIEW DATE 11/14/2019 BY BC Total Acres: 10.05 Total Land Value: 12,034 Market: 85,975 Agricultural: 2,534 Common: 9,500 PRINTED 11/20/2025 BY SYS