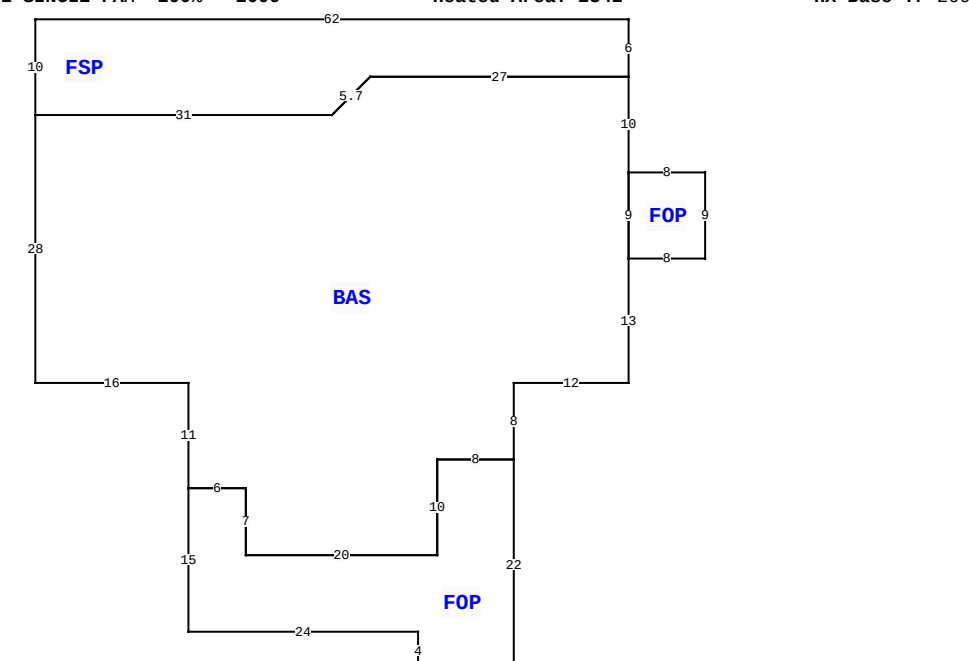


PITTMAN CLINT R/SMITHEY C ANN
4143 SW WATSON RD
FORT WHITE, FL 32038

30-5S-16-03738-023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 19 COMMON BRK 100										0100 01 2,696 117.4080 131.50 354,524 2008 2008 0 0 0 17.00 83.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 2009 Heated Area: 2342 HX Base Yr 2009										Tax Group: 3 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 294,255									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 39,578									
Interior Floo 15 HARDTILE 70																				TOTAL LAND VALUE - MARKET 96,425									
Interior Floo 14 CARPET 30																				TOTAL MARKET VALUE 345,895									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 118,579									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 227,316									
Bedrooms 2 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 176,594									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 430,258									
Stories 1. 1. 100																				NCON VALUE 0									
Architectual 05 CONV 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 434,717																			
Condition Adj 03 03 100																													
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 30516.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,342 100 2,342 255,618																													
FOP 72 30 22 2,401																													
FOP 434 30 130 14,189																													
FSP 504 40 202 22,047																													
TOTALS 3,352 2,696 294,255																													
EXTRA FEATURES										4143 SW WATSON ST, FORT WHITE																			
L N 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										BLD DATE LGL DATE																			
1 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 1997 1997 3 100 400										XF DATE LAND DATE																			
2 0251 LEAN TO W/ 0 100 10 15 150.00 UT 2.00 2.00 100 1997 1997 3 100 300										INC DATE AG DATE																			
3 0040 BARN, POLE 0 100 36 48 1,728.00 UT 2.50 2.50 50 1997 1997 3 50 2,160										04/07/2025 MLU																			
4 0252 LEAN-TO W/ 0 100 16 24 384.00 UT 2.00 2.00 50 1997 1997 3 50 384																													
5 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000																													
6 0252 LEAN-TO W/ 0 100 10 20 200.00 UT 2.00 2.00 100 1997 1997 3 100 400																													
7 0280 POOL R/CON 0 100 16 32 512.00 UT 59.50 59.50 100 2008 2008 3 58 17,669																													
8 0282 POOL ENCL 0 100 35 62 2,170.00 UT 11.25 11.25 100 2008 2008 3 40 9,765																													
9 0120 CLFENCE 4 0 100 0 0 1.00 UT 0.00 0.00 100 2019 2019 3 100 400																													
10 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 2019 2019 3 100 400																													
LAND DESCRIPTION										TOTAL OB/XF 38,878																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 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 9.15 AC 1.00 1.00 1.00 280.00 280.00 2,562																													
3 9910 M MKT. VAL. AG 0 A-1 0.00 0.00 9.15 AC 1.00 1.00 1.00 9,500.00 9,500.00 86,925																													
REVIEW DATE 11/18/2019 BY BC										Total Acres: 10.15 Total Land Value: 12,062 Market: 86,925 Agricultural: 2,562 Common: 9,500 PRINTED 11/21/2025 BY SYS																			

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