W1/2 OF SW1/4 OF SE1/4 OF SW1/4.
ORB 451-406, 814-912, 968-886,

WATSON ALICE K/WATSON LARRY A
P O BOX 63
FORT WHITE, FL 32038-0063

2026

35-6S-16-04070-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

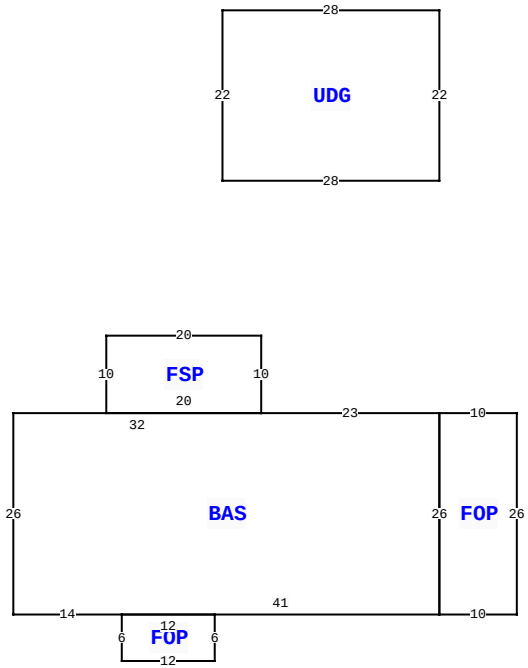
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	120,975
FOP	72	30		22	1,861
FOP	260	30		78	6,599
FSP	200	40		80	6,768
UDG	616	55		339	28,679
TOTALS	2,578			1,949	164,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,949	116.2060	130.15	253,662	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1430 HX Base Yr 2003



527 SW RED CEDAR CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,880
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		214,880
SOH/AGL Deduction		83,123
ASSESSED VALUE		131,757
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		76,035
TOTAL JUST VALUE		214,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/0886	11/22/2002	WD	Q	I		98,000
GRANTOR: FRANKLIN & SHARON WHI						
GRANTEE: ALICE K & LARRY A W						
0814/0912	11/30/1995	WD	Q	I		80,000
GRANTOR: JOHN M & AUDREY MURPH						
GRANTEE: FRANKLIN & SHARON W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N10 W20 S10 E20$ W32 S26 E14 FOP= S6 E12 N6 W12$ E41 FOP= E10 N26 W10 S26$ N26 $ PTR=N30 UDG= N22 W28 S22 E28$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/24/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS