COMM NW COR OF S1/2 OF NW1/4 OF
FT, CONT S 505.39 FT FOR POB, CO
168.91 FT, N 268.81 FT, NE 167.1

WATSON SILVER
361 SW HERON DR
FORT WHITE, FL 32038

2026

01-7S-16-09925-203

BUILDING CHARACTERISTICS

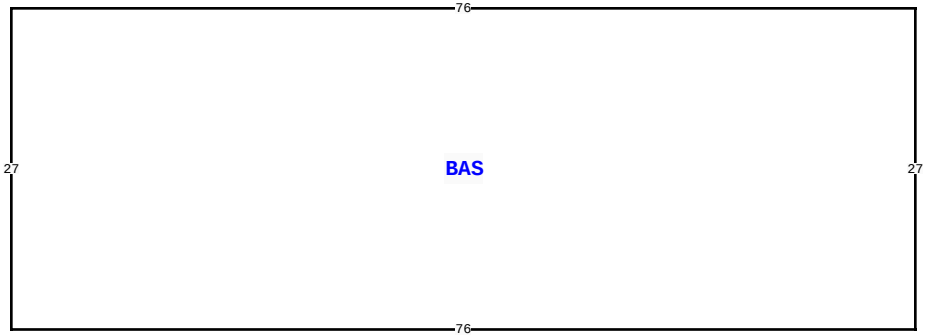
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
TOTALS	2,052			2,052	120,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	107.07	219,708	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 2052 HX Base Yr 2024



361 SW HERON DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,839
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,360
TOTAL MARKET VALUE		147,399
SOH/AGL Deduction		6,538
ASSESSED VALUE		140,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,450
TOTAL JUST VALUE		147,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/872	12/26/2023	WD	U	I	30	115,000
GRANTOR: TOLKKINEN OWEN						
GRANTEE: WATSON SILVER						
1227/1958	1/06/2012	QC	U	I	11	15,000
GRANTOR: LANDWISE TRUST SERVIC						
GRANTEE: OWEN & CHERI TOLKKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100			0.00	0.00	1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360							

REVIEW DATE 12/29/2023 BY TP Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 06/09/2026 BY SYS