

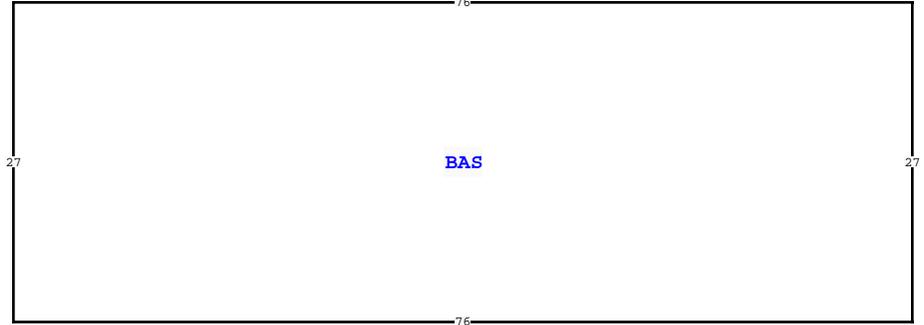
COMM NW COR OF S1/2 OF NW1/4 OF
 FT. CONT S 505.39 FT FOR POB, CO
 168.91 FT, N 268.81 FT, NE 167.1

WATSON SILVER
 361 SW HERON DR
 FORT WHITE, FL 32038

2026

01-7S-16-09925-203


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 4 100				
	Bathrooms 2 100				
1.	1. 100				
01	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05 05				
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
2021	02	2,052	113.9000	107.07	219,708	2003	2003	0	0	45.00	55.00
1 MANUF 1		100% - 2024		Heated Area: 2052				HX Base Yr 2024			
											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		14,280	
TOTAL MARKET VALUE		143,319	
SOH/AGL Deduction		2,458	
ASSESSED VALUE		140,861	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		89,450	
TOTAL JUST VALUE		143,319	
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						

EXTRA FEATURES		361 SW HERON DR, 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	
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	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/07/2025	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W76 S27 E76 N27S.			

LAND DESCRIPTION												TOTAL OB/XF												8,200				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	14,000.00	14,000.00	14,280											