AKA W1/2 OF LOT 21 DUDLEY
ESTATES UNREC: W1/2 OF NW1/4
OF SE1/4 OF NW1/4.

WATSON FREDERICK M/WATSON ANDREA L
11110 ROBERTS LANE
RIVERVIEW, FL 33569

2027

13-6S-16-03818-321

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

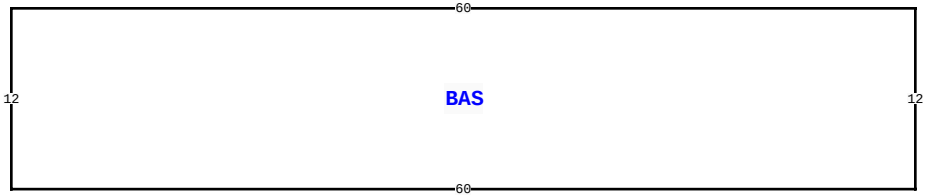
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 13616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	15,086
TOTALS	720			720	15,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	87.3000	52.38	37,714	1970	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



790 SW PATHFINDER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
2	9945	Well/Sept	0	0	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	15,086
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	87,716
SOH/AGL Deduction	14,958
ASSESSED VALUE	72,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,758
TOTAL JUST VALUE	87,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1031/0226	11/17/2004	WD	Q	V		30,000
GRANTOR: LOUIS HUTTO						
GRANTEE: FREDERICK M & ANDRE						
1031/0225	11/17/2004	QC	Q	V	01	100
GRANTOR: REGINA COLLINS						
GRANTEE: LOUIS HUTTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0			0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 05/22/2015 BY TW Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS