LOT 34 DAVIS S/D.

397-108, 841-1057, DC 1499-1303,

WATSON MARGARET M/WATSON APRIL LYNN
361 NW CAESAR CT
WHITE SPRINGS, FL 32096

2026

20-2S-16-01657-034

BUILDING CHARACTERISTICS

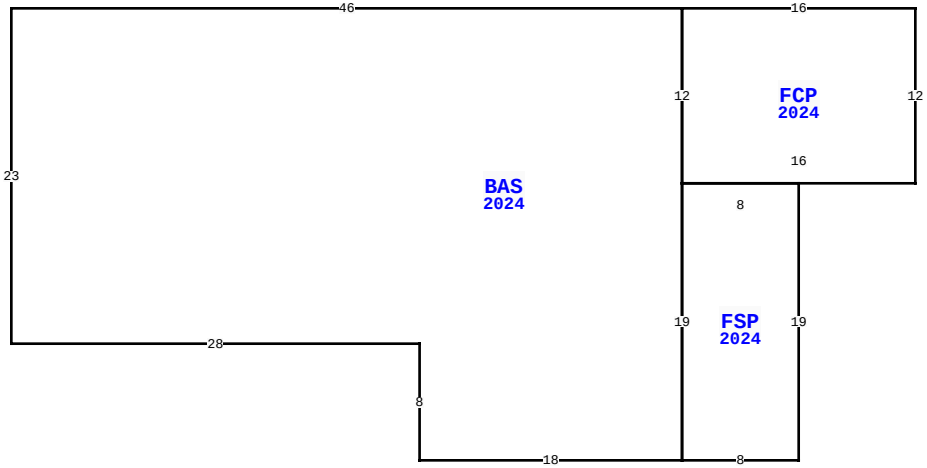
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,202	100	2024	1,202	21,482
FCP	192	25	2024	48	858
FSP	152	40	2024	61	1,090
TOTALS	1,546			1,311	23,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,311	74.4600	44.68	58,575	1978	1978	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2024 Heated Area: 1202 HX Base Yr 1999



361 NW CAESAR CT, WHITE SPRINGS

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	1,865.00	1,865.00	100	2024	2023		100	1,865	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,430
TOTAL MARKET OB/XF VALUE	15,965
TOTAL LAND VALUE - MARKET	18,568
TOTAL MARKET VALUE	57,963
SOH/AGL Deduction	13,009
ASSESSED VALUE	44,954
TOTAL EXEMPTION VALUE	98 HX HB 44,954
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	57,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12195	M H	125	02/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1304	9/26/2023	LE	U	I	14	100
GRANTOR: WATSON MARGART M						
GRANTEE: WATSON MARGART M (E						
0841/1057	6/10/1997	WD	Q	I	03	100
GRANTOR: THOMAS C & ADELE WATS						
GRANTEE: CHARLES W & MARGARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,20] W46 S23 E28 S8 E18 N19 N12 $
FCP=[YR=2024;ORIG=80,20] E16 S12 W16 N12 $
FSP=[YR=2024;ORIG=80,32] E8 S19 W8 N19 $
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LAND DESCRIPTION

TOTAL OB/XF 15,965

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		00	0.00	0.00	1.36	AC		1.00	1.00	0.80	11,000.00	8,800.00	11,968							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.20	11,000.00	13,200.00	6,600							

REVIEW DATE 09/27/2023 BY RP Total Acres: 1.86 Total Land Value: 18,568 Market: 0 Agricultural: 0 Common: 18,568 PRINTED 06/09/2026 BY SYS