

THAT PART OF S1/2 OF SE1/4 OF SE  
& S1/2 OF S1/2 OF SW1/4 OF SEC 2  
LIES WEST OF WESTERN R/W OF ABAN

FORT PHYLLIS CAROL WATSON  
17818 NW 175 AVENUE  
ALACHUA, FL 32615

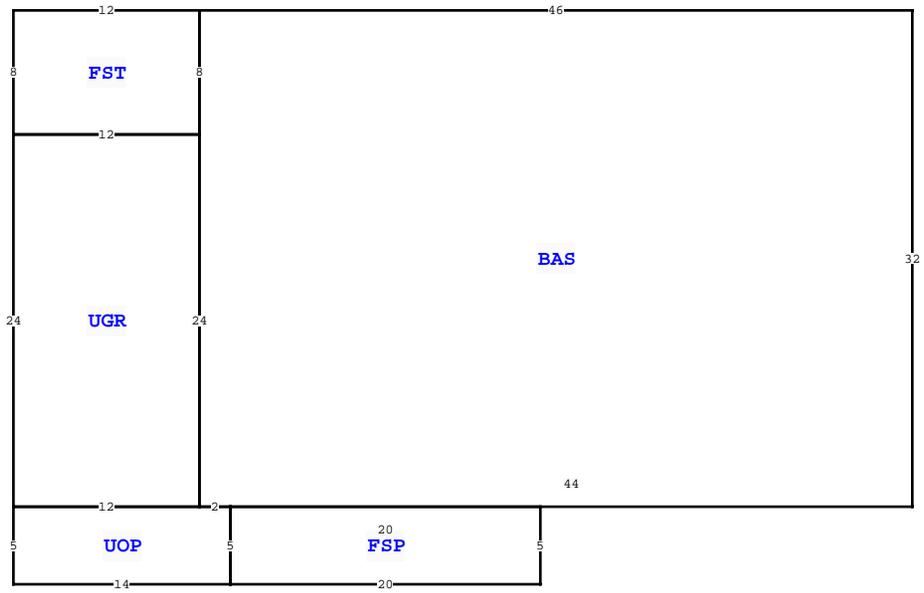
2026

21-5S-16-03668-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1.5	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,472	100	
FSP	100	40	
FST	96	55	
UGR	288	45	
UOP	70	20	
TOTALS	2,026		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,709	97.0200	110.60	189,015	1960	1960	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1472 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		122,860	
TOTAL MARKET OB/XF VALUE		620	
TOTAL LAND VALUE - MARKET		264,180	
TOTAL MARKET VALUE		141,528	
SOH/AGL Deduction		2,639	
ASSESSED VALUE		138,889	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		138,889	
TOTAL JUST VALUE		387,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1233	4/21/2026	QC	U	I	11	100
GRANTOR: SOR PROPERTIES, LLC						
GRANTEE: FORT PHYLLIS CAROL						
1391/0055	8/09/2019	QC	U	I	11	100
GRANTOR: WESLEY MANDEL WATSON						
GRANTEE: PHYLLIS CAROL WATSO						

EXTRA FEATURES																	
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	0031	BARN, MT AE	0	0	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	128	
2	0213	GRAIN BIN	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	192	
3	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
TOTALS															620		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W46 FST= W12 S8 E12 N8\$S8 UGR= W12 S24 E12 N24\$ S24 UOP= W12 S5 E14 N5 W2\$ E2 FSP= S5 E20 N5 W20\$ E44 N32\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	43.03	AC		1.00	1.00	1.00	280.00	280.00	12,048							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	43.03	AC		1.00	1.00	1.00	6,000.00	6,000.00	258,180							