THAT PART OF S1/2 OF SE1/4 OF SE & S1/2 0F 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

**2027**

**21-5S-16-03668-000**

## BUILDING CHARACTERISTICS

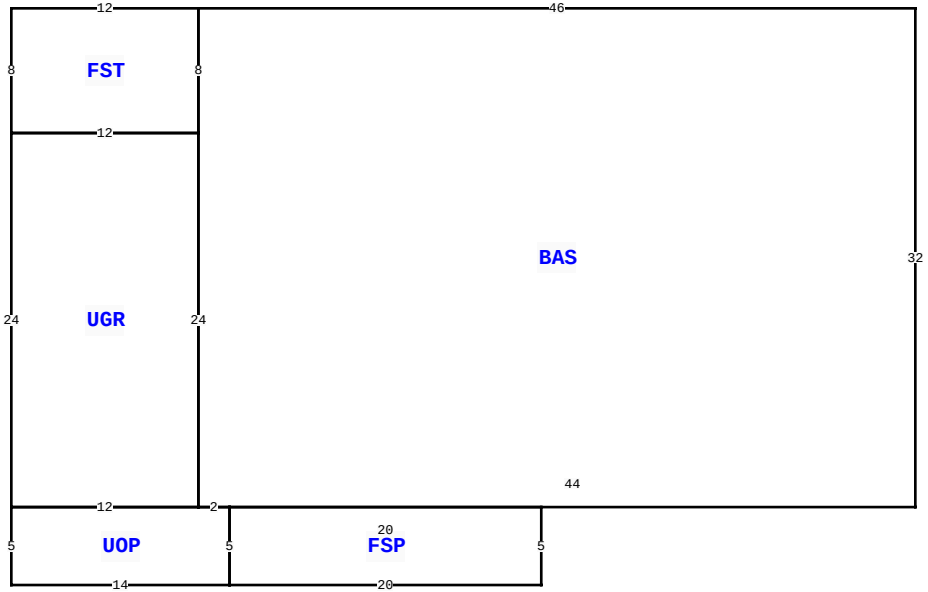
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,472 | 100 | | 1,472 | 102,110 |
| FSP | 100 | 40 | | 40 | 2,775 |
| FST | 96 | 55 | | 53 | 3,676 |
| UGR | 288 | 45 | | 130 | 9,018 |
| UOP | 70 | 20 | | 14 | 971 |
| TOTALS | 2,026 | | | 1,709 | 118,550 |

## 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 | 106.72 | 182,384 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1472 HX Base Yr




10854 SW STATE ROAD 47 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 118,550 |
| TOTAL MARKET OB/XF VALUE | 620 |
| TOTAL LAND VALUE - MARKET | 264,180 |
| TOTAL MARKET VALUE | 137,218 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 137,218 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 137,218 |
| TOTAL JUST VALUE | 383,350 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 385,505 |

| 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 | | | | | | |

## 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 620

| 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 | 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 | | | | | | | |

REVIEW DATE 02/20/2026 BY JB Total Acres: 44.03 Total Land Value: 18,048 Market: 258,180 Agricultural: 12,048 Common: 6,000 PRINTED 11/17/2026 BY SYS