

BEG NW COR OF NE1/4 OF SE1/4, RU S 248.60 FT, E 248.61 FT, S 448. FT, S 1 FT, W 25 FT, S 395 FT, E

WATSON SHARON J/MARTINEZ REGINA J 27607 SANTA ANITA BVLD WESLEY CHAPEL, FL 33544

2026

21-7S-17-10031-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
06	VINYL ASB 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 1.5 100				
	Frame NONE 100				
1.1	1.100				
05	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
5000	IMPROVED AG				
	MAP AREA 02				
21717.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	25,932
BAS	1,200	100		1,200	99,739
FCP	312	25		78	6,483
FOP	48	30		14	1,164
FST	96	55		53	4,405
TOTALS	1,968			1,657	137,723

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,657	114.1700	127.87	211,881	1970	1970	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1512 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	181,821		
TOTAL MARKET OB/XF VALUE	27,350		
TOTAL LAND VALUE - MARKET	199,500		
TOTAL MARKET VALUE	235,391		
SOH/AGL Deduction	0		
ASSESSED VALUE	235,391		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	235,391		
TOTAL JUST VALUE	408,671		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	408,671		
SALE:5:1: 1/2 UNDIV INT EA (.70 DOC STAMPS)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052021	Electrical Servic	0	01/08/2025
000050635	Right-of-Way Acce		08/22/2024
000050636	Storage Building	27,349	08/22/2024
000046205	Roof Replacement	7,893	01/05/2023
000046206	Roof Replacement	7,839	01/05/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2208	4/03/2019	LE U	I	14		100
GRANTOR: LOUISE JAMES (RESER L)						
GRANTEE: SHARON J WATSON & R						
1247/1126	12/21/2012	LE U	I	11		100
GRANTOR: LOUISE JAMES (RESER L)						
GRANTEE: SHARON J WATSON						

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	0010	BARN, BLK	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0010	BARN, BLK	0	0	16	1.00	UT	0.00	0.00	100	2017	2017	3	100	350	
4	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0030	BARN, MT	0	0	0	1.00	UT	24,750.00	24,750.00	100	2025	2024		100	24,750	
7	0166	CONC, PAVMT	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
TOTALS															27,350	

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	7,500.00	7,500.00	7,500							
2	0100	C	SFR	0		A-1	0.00	0.00	1.60	AC		1.00	1.00	1.00	7,500.00	7,500.00	12,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	280.00	280.00	6,720							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	180,000							

