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

2027

21-7S-17-10031-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

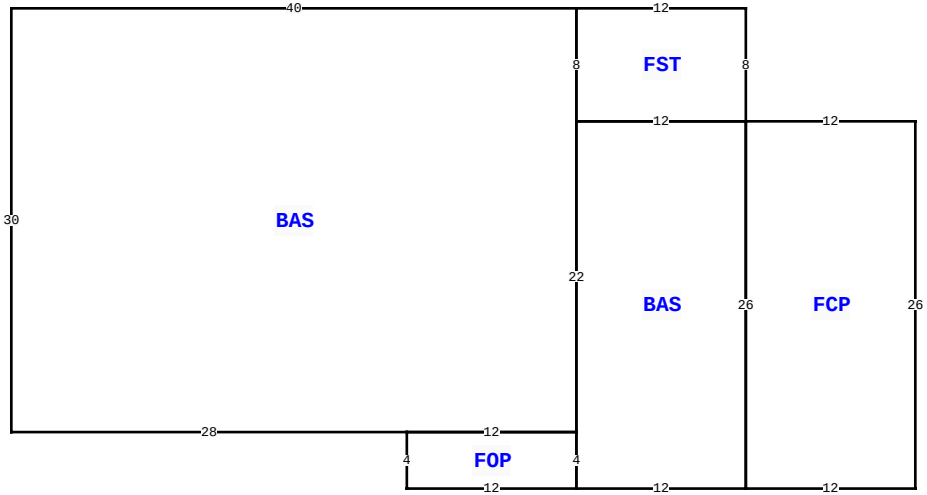
NEIGHBORHOOD/LOC 21717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	25,470
BAS	1,200	100		1,200	97,960
FCP	312	25		78	6,367
FOP	48	30		14	1,143
FST	96	55		53	4,326
TOTALS	1,968			1,657	135,267

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	125.59	208,103	1970	1970	0	0	0	35.00	65.00

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



340 SW ACIE JAMES RD, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0010	BARN,BLK	0	0	16	16	1.00	UT	0.00	0.00	100	2017	2017	3	100	350	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0030	BARN,MT	0	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	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
8	0285	SALVAGE	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2026	1947		100	7,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	135,267
TOTAL MARKET OB/XF VALUE	34,850
TOTAL LAND VALUE - MARKET	199,500
TOTAL MARKET VALUE	196,337
SOH/AGL Deduction	0
ASSESSED VALUE	196,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,337
TOTAL JUST VALUE	369,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,073

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S30 E28 FOP= S4 E12N4 W12$ E12 BAS= S4 E12 FCP= E12 N26 W12 S26$ N26 W12 S 22$ N22 FST= E12 N8 W12S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 34,850

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	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							

REVIEW DATE 01/24/2025 BY TW Total Acres: 26.60 Total Land Value: 26,220 Market: 180,000 Agricultural: 6,720 Common: 19,500 PRINTED 11/17/2026 BY SYS