

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	05	CONV	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
BAS	312	100	
BAS	1,200	100	
FCP	312	25	
FOP	48	30	
FST	96	55	
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			
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	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	
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							

