

THE E 537.5 FT OF W 1075 FT OF N  
 THE S 726 FT OF NW1/4 OF SE1/4 E  
 DESC IN WD 1385-412.

WATSON WAYNE HAROLD/WATSON DELOIS P  
 10527 SW STATE ROAD 47  
 FORT WHITE, FL 32038

2026

22-5S-16-03681-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																				
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																		
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 177,240 <b>TOTAL MARKET VALUE</b> 15,998 SOH/AGL Deduction 2,050 <b>ASSESSED VALUE</b> 13,948 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 13,948 <b>TOTAL JUST VALUE</b> 177,240 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 113,940																																																			
DOR CODE 5200 CROPLAND CLS2																<b>PERMIT NUM</b> 000045709 <b>DESCRIPTION</b> Electrical Servic <b>AMT</b> 0 <b>ISSUED</b> 10/18/2022																																																				
MAP NUM																<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1348/0298</td> <td>11/16/2017</td> <td>WD U</td> <td></td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: WAYNE HAROLD WATSON &amp;</td> </tr> <tr> <td colspan="7">GRANTEE: WAYNE HAROLD WATSON</td> </tr> <tr> <td>1340/2716</td> <td>7/18/2017</td> <td>WD U</td> <td></td> <td>I</td> <td>37</td> <td>73,700</td> </tr> <tr> <td colspan="7">GRANTOR: FRY PROPERTIES LLC</td> </tr> <tr> <td colspan="7">GRANTEE: WAYNE HAROLD WATSON</td> </tr> </tbody> </table>				OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1348/0298	11/16/2017	WD U		I	11	100	GRANTOR: WAYNE HAROLD WATSON &							GRANTEE: WAYNE HAROLD WATSON							1340/2716	7/18/2017	WD U		I	37	73,700	GRANTOR: FRY PROPERTIES LLC							GRANTEE: WAYNE HAROLD WATSON						
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TOTALS						224 SW HUXLEY GLN, FORT WHITE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU																																																				
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																																																					

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5200	A	CROPLAND 2	0			0.00	0.00	24.32	AC		1.00	1.00	1.00	370.00	370.00	8,998							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	24.32	AC		1.00	1.00	1.00	7,000.00	7,000.00	170,240							