

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																					
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 113,940 TOTAL MARKET VALUE 13,498 SOH/AGL Deduction 0 ASSESSED VALUE 13,498 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,498 TOTAL JUST VALUE 113,940 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 113,940																							
DOR CODE 5200 CROPLAND CLS2																				PERMIT NUM 000045709 DESCRIPTION Electrical Servic AMT 0 ISSUED 10/18/2022																							
MAP NUM MKT AREA 02																				SALES DATA																							
NEIGHBORHOOD/LOC 22516.00 1.00/																				OFF RECORD Number DATE TYPE INST Q / V / 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																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/10/2024 MLU																							
EXTRA FEATURES										224 SW HUXLEY GLN, FORT WHITE																																	
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
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	4,500.00	4,500.00	4,500																										
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	4,500.00	4,500.00	109,440																										
REVIEW DATE 03/05/2026 BY ks																				Total Acres: 25.32				Total Land Value: 13,498				Market: 109,440				Agricultural: 8,998				Common: 4,500				PRINTED 03/25/2026 BY SYS			