LOT 6 COLUMBIA CITY HOMESITES UN
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& S1/2 OF SW1/4 OF SEC 22 AS LIE

WATSON WILLIAM
10636 SW STATE RD 47
FORT WHITE, FL 32038

2027

22-5S-16-03691-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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

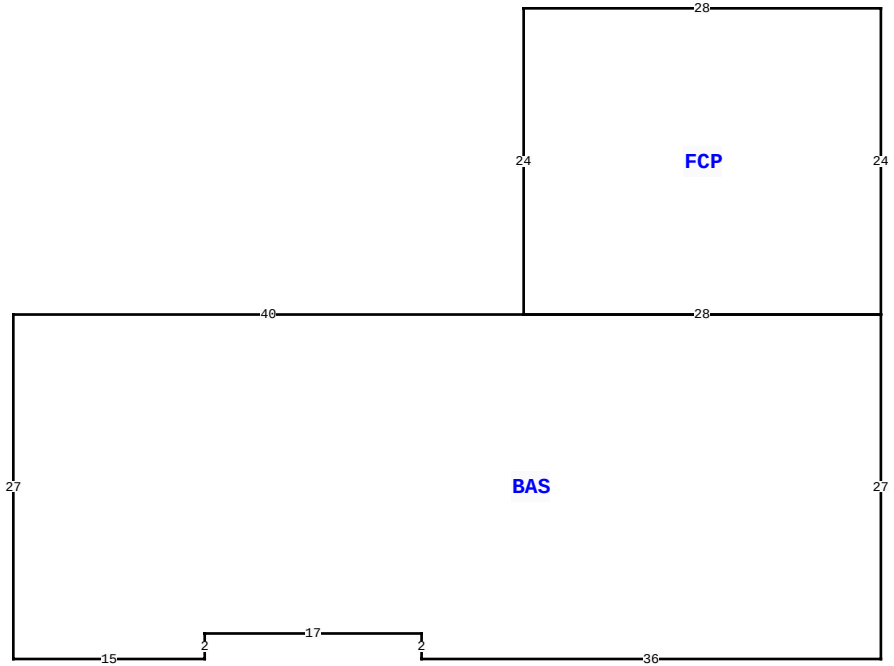
NEIGHBORHOOD/LOC 22516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	50,124
FCP	672	25		168	4,673
TOTALS	2,474			1,970	54,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,970	115.9000	69.54	136,994	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1802 HX Base Yr 1997



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

10636 SW STATE ROAD 47 , FORT WHITE

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	0210	GARAGE U	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1,038.00	UT	2.00	2.00	70	1996	1996	3	70	1,453	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,798
TOTAL MARKET OB/XF VALUE	10,453
TOTAL LAND VALUE - MARKET	302,665
TOTAL MARKET VALUE	85,879
SOH/AGL Deduction	28,707
ASSESSED VALUE	57,172
TOTAL EXEMPTION VALUE	HX HB DX 37,172
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	367,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050261	Remodel	5,756	07/02/2024
10814	M H	125	02/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1233	4/21/2026	QC	U	I	11	100
GRANTOR: SOR PROPERTIES, LLC						
GRANTEE: FORT PHYLLIS CAROL						
1211/0941	1/19/2011	QC	U	V	11	100
GRANTOR: BERNICE WATSON						
GRANTEE: WILLIAM ARTHUR WATS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E15 N2 E17 S2 E36 N27 FCP= N24 W28 S24 E28$W28$.

LAND DESCRIPTION

TOTAL OB/XF 10,453

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	54.03	AC		1.00	1.00	1.00	280.00	280.00	15,128							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	54.03	AC		1.00	1.00	1.00	5,500.00	5,500.00	297,165							

REVIEW DATE 03/24/2026 BY robin Total Acres: 55.03 Total Land Value: 20,628 Market: 297,165 Agricultural: 15,128 Common: 5,500 PRINTED 11/17/2026 BY SYS