COMM AT INTERS OF S LINE OF N1/2 R/W OF SR-47 FOR POB RUN NE ALON FT, E 1080 FT, S TO S LINE OF N1

WATSON DAVID SOLOMON
10613 SW SR 47
FORT WHITE, FL 32038

2027

22-5S-16-03694-002

BUILDING CHARACTERISTICS

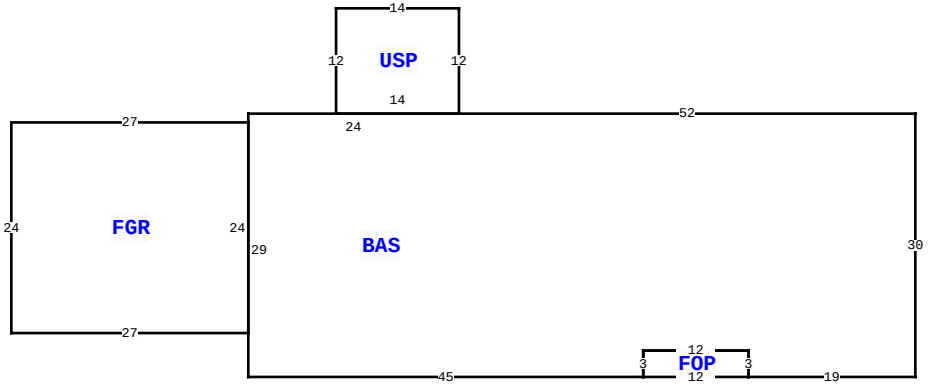
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,244	100		2,244	135,330
FGR	648	55		356	21,469
FOP	36	35		13	784
USP	168	35		59	3,558
TOTALS	3,096			2,672	161,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,672	117.9000	109.65	292,985	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 2244 HX Base Yr



10613 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,400	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,142
TOTAL MARKET OB/XF VALUE		15,000
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		189,662
SOH/AGL Deduction		89,757
ASSESSED VALUE		99,905
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,494
TOTAL JUST VALUE		286,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052089	Generator	0	01/16/2025
000043047	Roof Replacement	16,947	10/26/2021
20069	M H	125	10/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/0931	1/19/2011	WD	U	I	30	100

GRANTOR: WILLIAM A WATSON & ET

GRANTEE: DAVID SOLOMON WATSO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 USP= N12 W14 S12 E14$ W24 S1 FGR= W27 S24E27 N24$ S29 E45 FOP= E12 N3 W12 S3$ N3 E12 S3 E19 N30$.

LAND DESCRIPTION

TOTAL OB/XF 15,000

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	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 03/09/2026 BY robin Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/16/2026 BY SYS