THAT 10 ACRE PARCEL LYING N OF A FT OFF SOUTHERLY END OF N1/2 OF EAST OF SR 47.

WATSON WAYNE HAROLD/WILLIAMS SHARON DELOIS
10402 NW 47TH TER
GAINESVILLE, FL 32653-9709

2027

22-5S-16-03694-005

BUILDING CHARACTERISTICS

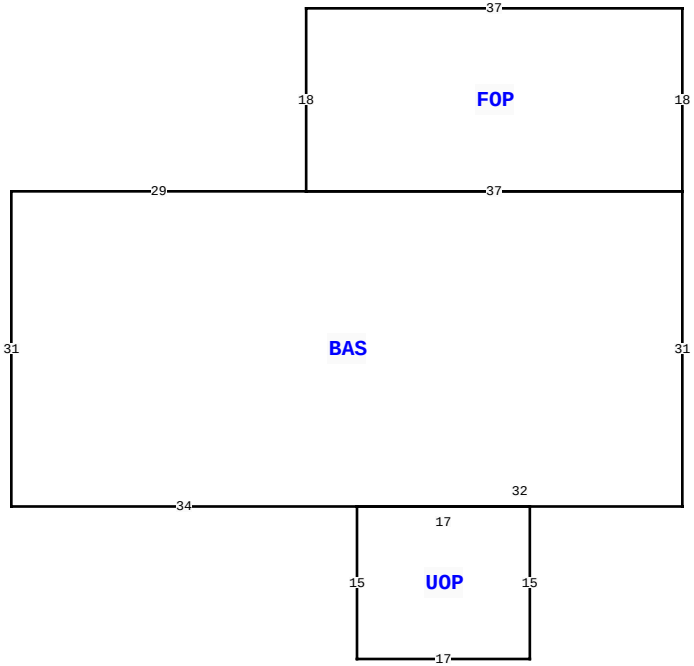
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,046	100		2,046	123,389
FOP	666	35		233	14,051
UOP	255	25		64	3,860
TOTALS	2,967			2,343	141,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,343	117.9000	109.65	256,910	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 2046 HX Base Yr



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

10527 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0210	GARAGE U	0	0	22	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,370	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	141,300
TOTAL MARKET OB/XF VALUE	14,070
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	168,890
SOH/AGL Deduction	0
ASSESSED VALUE	168,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,890
TOTAL JUST VALUE	265,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/2034	10/27/2026	PB	U	I	18	0
GRANTOR: WATSON DELOIS P						
GRANTEE: WILLIAMS SHARON DEL						
1340/2709	12/07/2017	WD	U	I	11	100
GRANTOR: WILLIAM ARTHUR & PHYL						
GRANTEE: WAYNE HAROLD WATSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S31 E34 UOP= S15 E17 N15 W17$ E32 N31 FOP= N18 W37 S18 E37$ W37$.

LAND DESCRIPTION

TOTAL OB/XF 14,070

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	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							
2	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							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 03/05/2026 BY KS Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/16/2026 BY SYS