

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

WATSON WAYNE HAROLD/WATSON DELOIS P  
10527 SW SR-47  
FORT WHITE, FL 32038

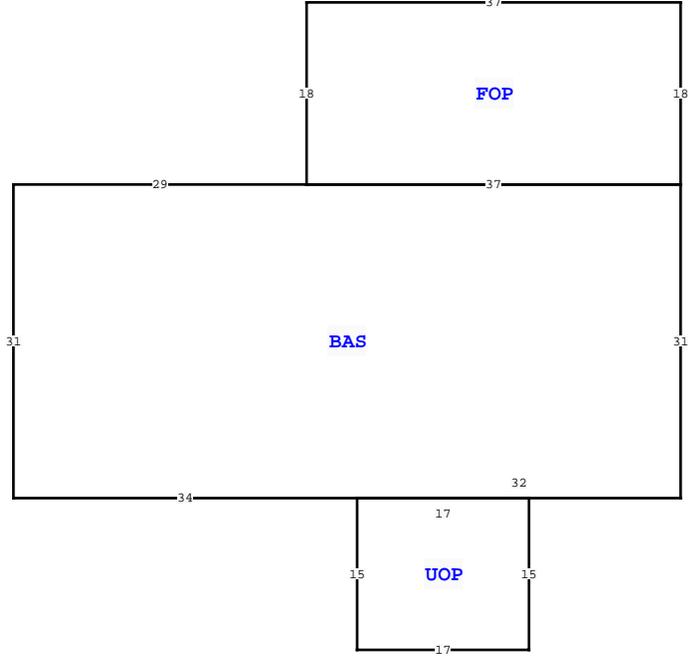
2026

22-5S-16-03694-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	2,046	100	
FOP	666	35	
UOP	255	25	
TOTALS	2,967		
		2,343	142,821

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	110.83	259,675	2004	2004	0	0	45.00	55.00	
1 MANUF 1 0% - 2026 Heated Area: 2046 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,821
TOTAL MARKET OB/XF VALUE			14,070
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			170,411
SOH/AGL Deduction			0
ASSESSED VALUE			170,411
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,411
TOTAL JUST VALUE			266,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/2709	12/07/2017	WD U	U	I	11	100
GRANTOR: WILLIAM ARTHUR & PHYL						
GRANTEE: WAYNE HAROLD WATSON						
1340/2706	5/17/2017	WD U	V	30		100
GRANTOR: PHYLLIS CAROL WATSON						
GRANTEE: WAYNE HAROLD WATSON						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON					
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004					
2	0210	GARAGE U	0	0	22	24	1.00	UT	0.00	0.00	100	1993					
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2019					
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2019					
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100						
TOTALS																	
10527 SW STATE ROAD 47 , FORT WHITE																	
BLD DATE: 05/06/2026 MLU																	
XF DATE																	
INC DATE																	
AG DATE																	
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
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	
TOTAL OB/XF																	
14,070																	

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								