COMM NE COR OF NW1/4, RUN W 545. E 1053.30 FT, S 27 DEG W 938.25 FT FOR POB, CONT S 386.26 FT TO

WHITE TAMARRA K/WHITE DAVID W
651 SW WATSON ST
FORT WHITE, FL 32038

2027

26-5S-16-03717-115

BUILDING CHARACTERISTICS

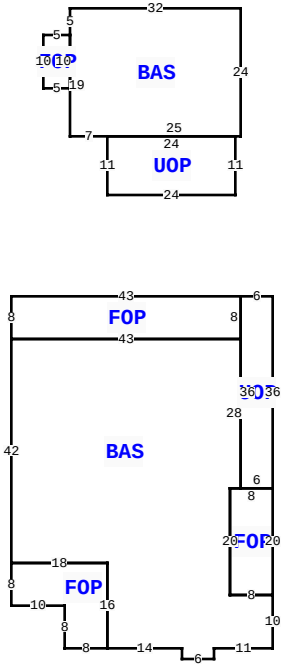
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	56,994
BAS	2,238	100		2,238	166,083
FOP	50	30		15	1,113
FOP	160	30		48	3,562
FOP	208	30		62	4,601
FOP	344	30		103	7,644
UOP	216	20		43	3,191
UOP	264	20		53	3,933
TOTALS	4,248			3,330	247,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,330	103.7900	114.17	380,186	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 3006 HX Base Yr 2004



651 SW WATSON ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	247,121
TOTAL MARKET OB/XF VALUE	26,618
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	338,739
SOH/AGL Deduction	100,773
ASSESSED VALUE	237,966
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	186,555
TOTAL JUST VALUE	338,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8035	SFR	61,000	02/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/0526	12/15/2003	WD	Q	I		160,000
GRANTOR: BERNICE BRADFORD						
GRANTEE: TAMARRA & DAVID WHI						
0957/2702	5/12/2002	WD	Q	I	01	107,000
GRANTOR: FEDERAL NATIONALMTG A						
GRANTEE: BERNICE BRADFORD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W43 S8 BAS= S42 FOP= S8 E10 S8 E8 N16 W18$ E18 S16 E14 S2 E6 N2 E11 N10 FOP= N20W8 S20 E8$ W8 N20 E2 UOP= E6 N36 W6 S36$ N28 W43$ E43 N8$ PTR= N30 BAS= N24 W32 S5 FOP= W5 S10 E5 N10$ S19 E7 UOP= S11 E24 N11 W24$ E25$ S30$.

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	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
2	0296	SHED METAL	0	100	20	30	600.00	UT	3.00	3.00	100	0	0	3	100	1,800	
3	0294	SHED WOOD/	0	100	11	11	121.00	UT	7.50	7.50	100	2003	2003	3	100	908	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
5	0070	CARPORT UF	0	100	18	19	342.00	UT	3.00	3.00	100	2003	2003	3	100	1,026	
6	0166	CONC,PAVMT	0	100	0	0	280.00	UT	2.00	2.00	100	2003	2003	3	100	560	
7	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	2003	2003	3	100	480	
8	0070	CARPORT UF	0	100	18	36	648.00	UT	3.00	3.00	100	2003	2003	3	100	1,944	
9	0327	STABLES-SM	0	100	40	50	2,000.00	UT	8.00	8.00	100	2010	2010	3	100	16,000	
10	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

LAND DESCRIPTION

TOTAL OB/XF 26,618

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 03/11/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS