COMM NW COR OF SEC, RUN S 1441.0 FT FOR POB, CONT E 315.55 FT, S FT, S 420.30 FT TO N R/W CARL ED

ROSBURY DONALD JOSEPH
901 SW WATSON ST
FORT WHITE, FL 32038-4261

2027

26-5S-16-03717-125

BUILDING CHARACTERISTICS

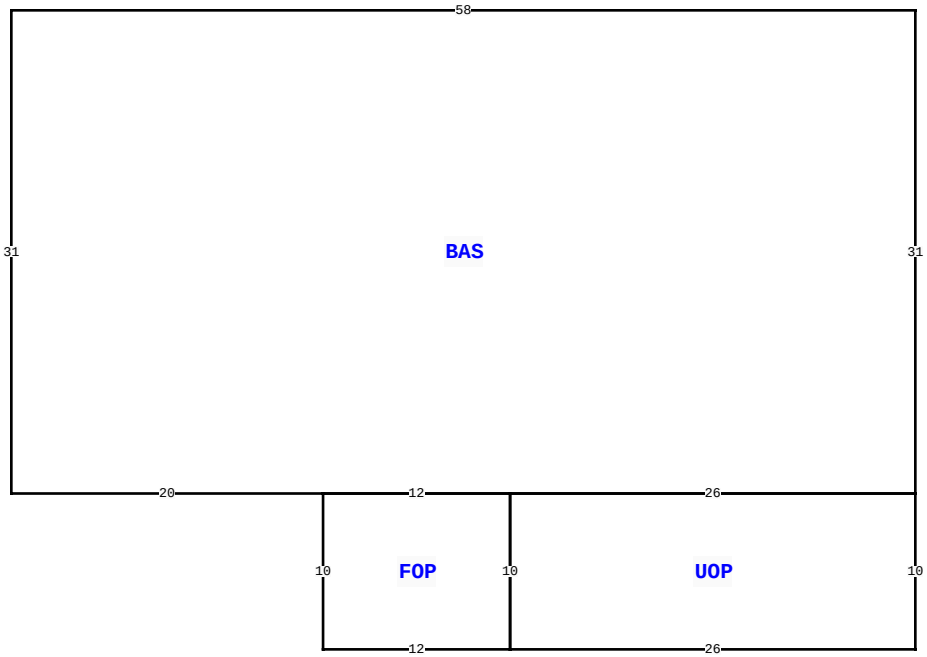
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	108,433
FOP	120	35		42	2,533
UOP	260	25		65	3,920
TOTALS	2,178			1,905	114,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,905	117.9000	109.65	208,883	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 2026 Heated Area: 1798 HX Base Yr



901 SW WATSON ST, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1999	1999	3	100	600	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,886
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	62,100
TOTAL MARKET VALUE	142,689
SOH/AGL Deduction	0
ASSESSED VALUE	142,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,689
TOTAL JUST VALUE	191,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22212	M H	286	08/19/2004
15008	M H	125	01/29/1999
11116	M H	125	05/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1221	4/16/2026	LE	U	I	14	100
GRANTOR: CARTER CATHERINE ROSE						
GRANTEE: ROSBURY DONALD JOSE						
1558/1978	12/29/2025	LE	U	I	14	100
GRANTOR: CARTER CATHERINE ROSE						
GRANTEE: ROSBURY DONALD JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S31 E20 FOP= S10 E12 N10 W12$ E12 UOP= S10 E26 N10 W26$ E26 N31$.

LAND DESCRIPTION

TOTAL OB/XF 14,400

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	280.00	280.00	1,403							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 03/13/2026 BY JB Total Acres: 6.01 Total Land Value: 13,403 Market: 50,100 Agricultural: 1,403 Common: 12,000 PRINTED 11/17/2026 BY SYS