

COMM NW COR OF SEC, S 1441.02 FT
FOR POB, CONT E 225.50 FT, S 386
225.50 FT, N 386.34 FT TO POB.

CRUZ MICHELLE ROSBURY
1005 SW WATSON ST
FORT WHITE, FL 32038

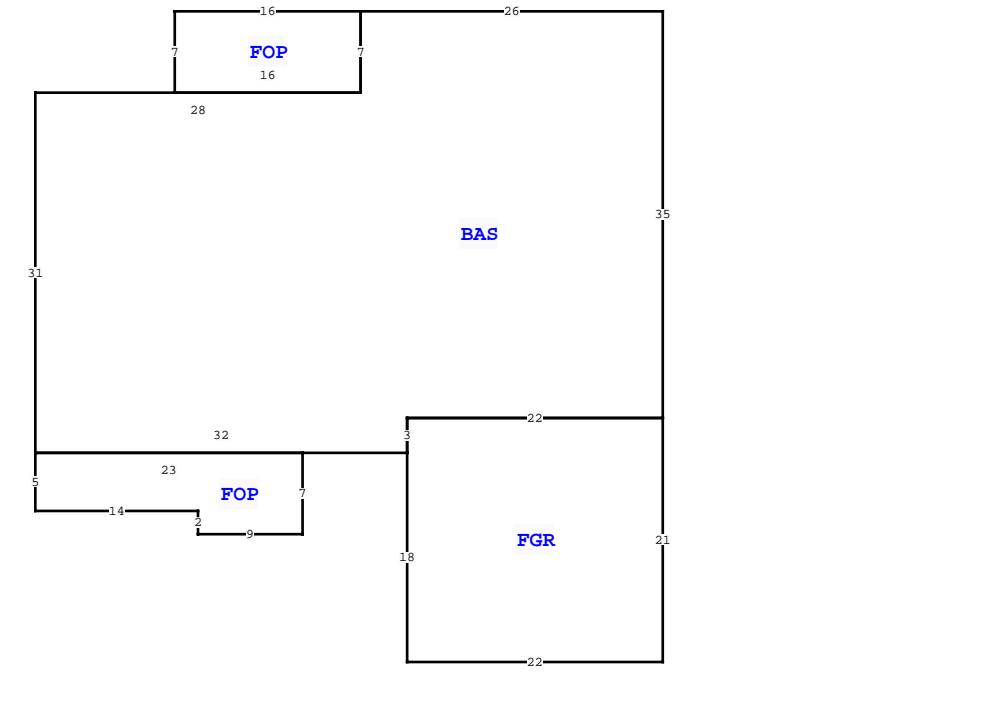
2026

26-5S-16-03717-145



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2020									



Quality	06	06			
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	1,790	100		1,790	226,382
FGR	462	55		254	32,123
FOP	112	30		34	4,300
FOP	133	30		40	5,059
TOTALS	2,497			2,118	267,865

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	100	0	401.00	UT	2.00	2.00	100	2018	2018	3	100	802	

1005 SW WATSON ST, FORT WHITE	BLD DATE		LGL DATE	05/06/2026	MLU
	XF DATE		LAND DATE		
	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		267,865	
TOTAL MARKET OB/XF VALUE		802	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		300,667	
SOH/AGL Deduction		78,487	
ASSESSED VALUE		222,180	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		170,769	
TOTAL JUST VALUE		300,667	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,547	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053974	Electrical Servic		09/03/2025
40129	ELECTRICAL	0	07/10/2020
35887	SFR	868	10/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/2732	6/09/2022	QC	U	I	11	100
GRANTOR: ANGELO KELLY FKA KELL						
GRANTEE: ANGELO ROBERT M						
1343/2669	7/19/2017	WD	U	V	11	100
GRANTOR: JOHANNA S ROSBURY						
GRANTEE: MICHELLE ROSBURY CR						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W26 FOP= W16 S7 E16 N7\$ S7 W28 S31 FOP= S5 E14 S2 E9 N7 W23\$ E32 FGR= S18 E22 N21 W22 S3\$ N3 E22 N35\$.												

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000								