

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

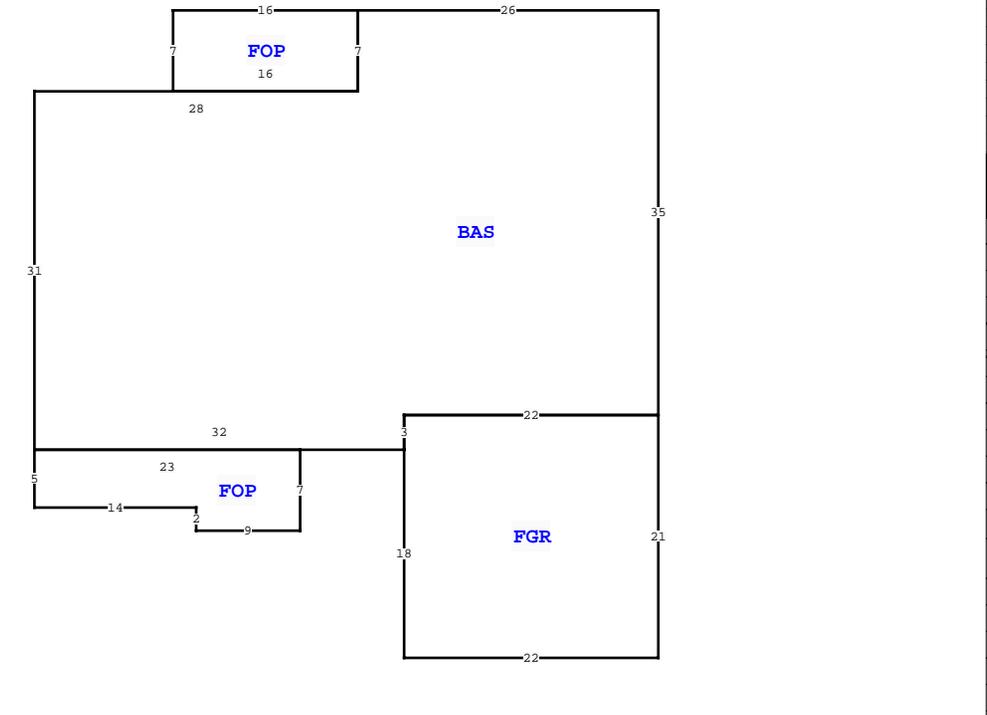
2026

26-5S-16-03717-145



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	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
Architectural Units	05 CONV 100 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									Heated Area: 1790	HX Base Yr 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	230,428
FGR	462	55		254	32,698
FOP	112	30		34	4,377
FOP	133	30		40	5,149
TOTALS	2,497			2,118	272,652

1005 SW WATSON ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			272,652
TOTAL MARKET OB/XF VALUE			802
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			305,454
SOH/AGL Deduction			83,274
ASSESSED VALUE			222,180
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			170,769
TOTAL JUST VALUE			305,454
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						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166

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	0		2.00	100	2018	2018	3	100	802	

BUILDING NOTES	
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														802								
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							