E1/2 OF SW1/4 OF NE1/4 OF SE1/4.
869-1135, 897-2167, WD 1559-2303

WILLIAMSON GINA O
1282 SW WATSON ST
FORT WHITE, FL 32038

2027

27-5S-16-03723-002

BUILDING CHARACTERISTICS

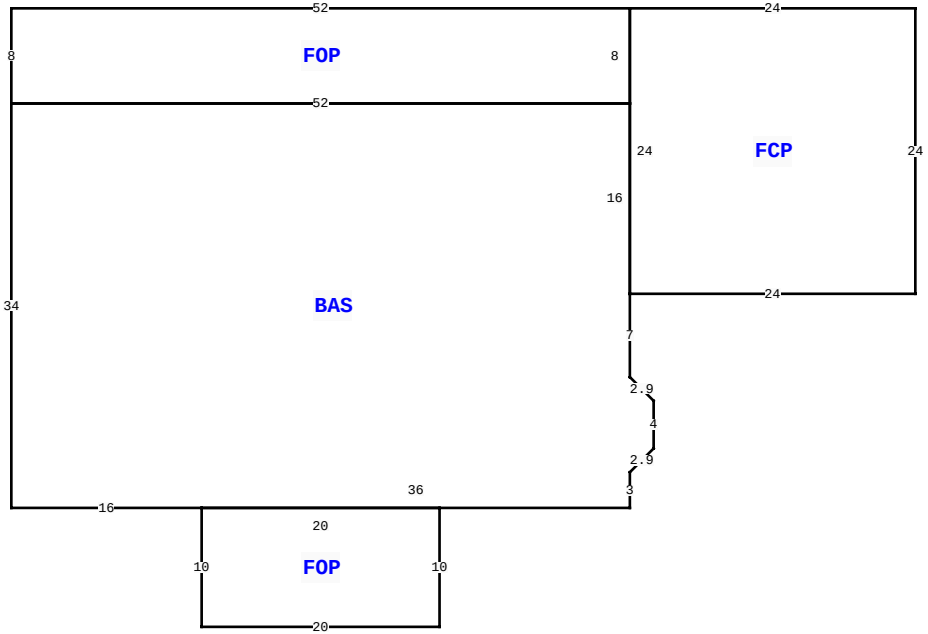
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100		1,780	164,439
FCP	576	25		144	13,303
FOP	200	30		60	5,543
FOP	416	30		125	11,548
TOTALS	2,972			2,109	194,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	115.0420	126.55	266,894	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 1780 HX Base Yr 1999



1282 SW WATSON ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	100	25	25	1.00	UT	0.00	0.00	100	1998	1998	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	140.00	UT	4.50	4.50	50	1998	1998	3	50	315	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,833
TOTAL MARKET OB/XF VALUE		1,615
TOTAL LAND VALUE - MARKET		49,750
TOTAL MARKET VALUE		207,978
SOH/AGL Deduction		70,400
ASSESSED VALUE		137,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,167
TOTAL JUST VALUE		246,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11477	SFR	295	08/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/2303	2/03/2026	WD	U	I	11	100
GRANTOR: WILLIAMS GINA O						
GRANTEE: WILLIAMSON GINA O A						
0869/1135	11/16/1998	WD	U	I		100
GRANTOR: C W & BETTY M OTTINGE						
GRANTEE: GINA O WILLIAMS (DA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W52 S8 BAS= S34 E16 FOP= S10 E20 N10 W20$ E36 N3 R2 U2 N4 U2 L2 N7 FCP= E24 N24 W24 S24$ N16 W52$ E52 N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,615

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	1.00	AC		1.00	1.00	0.75	13,000.00	9,750.00	9,750							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 03/13/2026 BY KS Total Acres: 5.00 Total Land Value: 11,530 Market: 40,000 Agricultural: 1,780 Common: 9,750 PRINTED 11/17/2026 BY SYS