TNE N 1176.98 FT OF S1/2 OF S1/2 ABANDONED A C L RR R/W & S1/2 OF E OF RR R/W.

WATSON KATINA/WATSON AMBEREDUS
34203 ASTORIA CIR
WESLEY CHAPEL, FL 33545-3427

2027

28-5S-16-03726-000

BUILDING CHARACTERISTICS

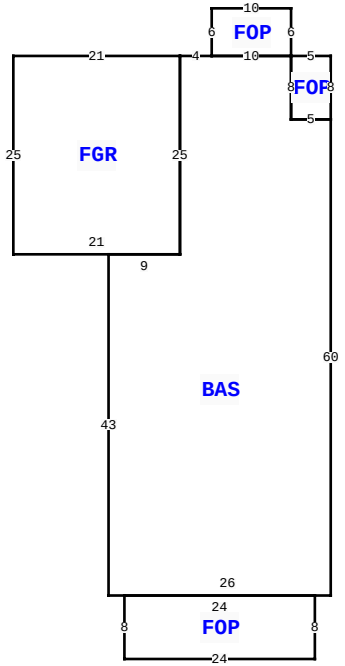
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100		1,639	125,040
FGR	525	55		289	22,048
FOP	40	30		12	915
FOP	60	30		18	1,373
FOP	192	30		58	4,425
TOTALS	2,456			2,016	153,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	106.7000	117.37	236,618	1941	1941	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1639 HX Base Yr



11884 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0213	GRAIN BIN	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
6	0166	CONC,PAVMT	0	0	23	26	598.00	UT	2.00	2.00	50	1993	1993	3	50	598	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	153,802
TOTAL MARKET OB/XF VALUE	2,098
TOTAL LAND VALUE - MARKET	710,150
TOTAL MARKET VALUE	222,008
SOH/AGL Deduction	0
ASSESSED VALUE	222,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,008
TOTAL JUST VALUE	866,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	868,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/2619	3/30/2026	LE	U	I	14	100
GRANTOR: WATSON KATINA						
GRANTEE: WATSON KATINA (ENH						
1467/1903	5/12/2022	PR	U	I	19	100
GRANTOR: WATSON ALVIN						
GRANTEE: WATSON KATINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FGR= W21 S25 E21 N25$ S25 W9 S43 E2 FOP= S8 E24 N8 W24$ E26 N60 FOP= N8 W5 S8 E5$ W5 N8 FOP= N6 W10 S6 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 2,098

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	445.00	445.00	35,600							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	51.03	AC		1.00	1.00	1.00	445.00	445.00	22,708							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	141.03	AC		1.00	1.00	1.00	5,000.00	5,000.00	705,150							

REVIEW DATE 03/13/2026 BY KS Total Acres: 142.03 Total Land Value: 66,108 Market: 705,150 Agricultural: 61,108 Common: 5,000 PRINTED 11/17/2026 BY SYS