

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

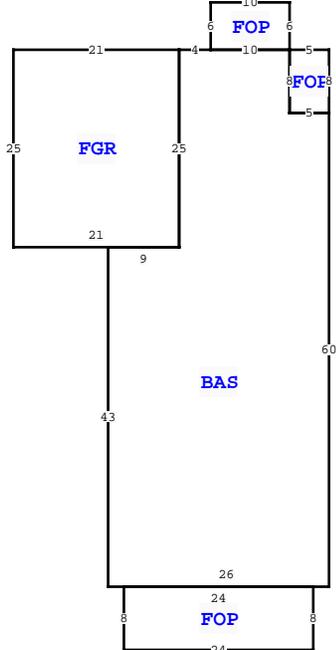
2026

28-5S-16-03726-000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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         |

| 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    | 121.64         | 245,226        | 1941 | 1941 | 0    | 0    | 35.00 | 65.00  |  |  |
| 1 SINGLE FAM 0% - 2023 Heated Area: 1639 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



|                  |                  |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| 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        | 129,589              |
| FGR              | 525              | 55          |      | 289          | 22,850               |
| FOP              | 40               | 30          |      | 12           | 949                  |
| FOP              | 60               | 30          |      | 18           | 1,424                |
| FOP              | 192              | 30          |      | 58           | 4,586                |
| TOTALS           | 2,456            |             |      | 2,016        | 159,397              |

11884 SW STATE ROAD 47 , FORT WHITE

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/07/2026 |
| INC DATE |  | AG DATE   | MLU        |

| 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              | 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             |       |

TOTAL OB/XF 2,098

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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    |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 159,397   |             |
| TOTAL MARKET OB/XF VALUE  |  | 2,098     |             |
| TOTAL LAND VALUE - MARKET |  | 710,150   |             |
| TOTAL MARKET VALUE        |  | 227,603   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 227,603   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 227,603   |             |
| TOTAL JUST VALUE          |  | 871,645   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 797,826   |             |

| 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\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |