ALL N1/2 OF NE1/4 OF SE1/4 & SE1
AC IN NE COR & EX 10 AC DESC ORB
& SW1/4 OF NE1/4 & NW1/4 SE1/4 &

GRAY ADELL W/HOUSTON DASYE W
C/O DASYE WATSON HOUSTON, 2453 SW WATSON ST
FORT WHITE, FL 30038

2027

28-5S-16-03727-000

BUILDING CHARACTERISTICS

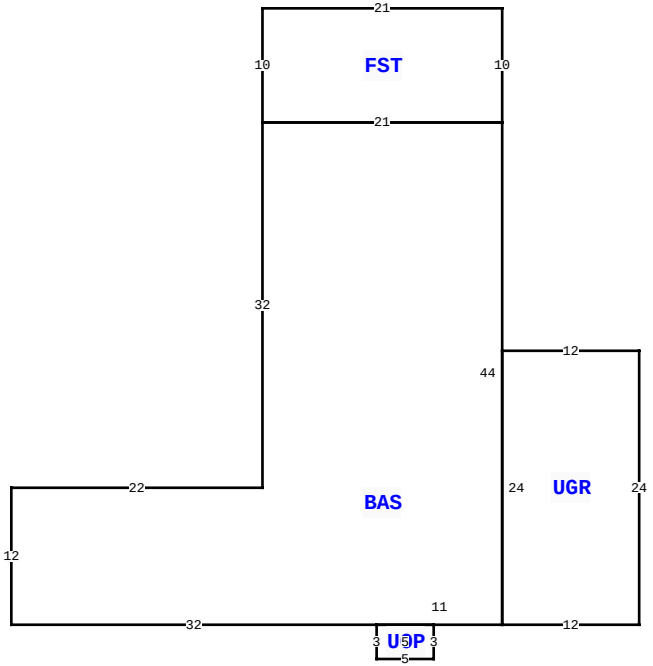
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	04	04
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	1,188	100		1,188	86,834
FST	210	55		116	8,479
UGR	288	45		130	9,502
UOP	15	20		3	219
TOTALS	1,701			1,437	105,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	102.2295	112.45	161,591	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1188 HX Base Yr



2453 SW WATSON ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	350	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,034
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	1,021,500
TOTAL MARKET VALUE	178,294
SOH/AGL Deduction	0
ASSESSED VALUE	178,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,294
TOTAL JUST VALUE	1,126,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,128,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050880	Roof Replacement	11,000	09/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FST= N10 W21 S10 E21$ BAS= W21 S32 W22 S12 E32 UOP= S3 E5 N3 W5$ E11 UGR= E12 N24 W12 S24$ N44$.

LAND DESCRIPTION

TOTAL OB/XF 350

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	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	169.00	AC		1.00	1.00	1.00	280.00	280.00	47,320							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	57.00	AC		1.00	1.00	1.00	370.00	370.00	21,090							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	226.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,017,000							

REVIEW DATE 03/13/2026 BY KS Total Acres: 227.00 Total Land Value: 72,910 Market: 1,017,000 Agricultural: 68,410 Common: 4,500 PRINTED 11/17/2026 BY SYS