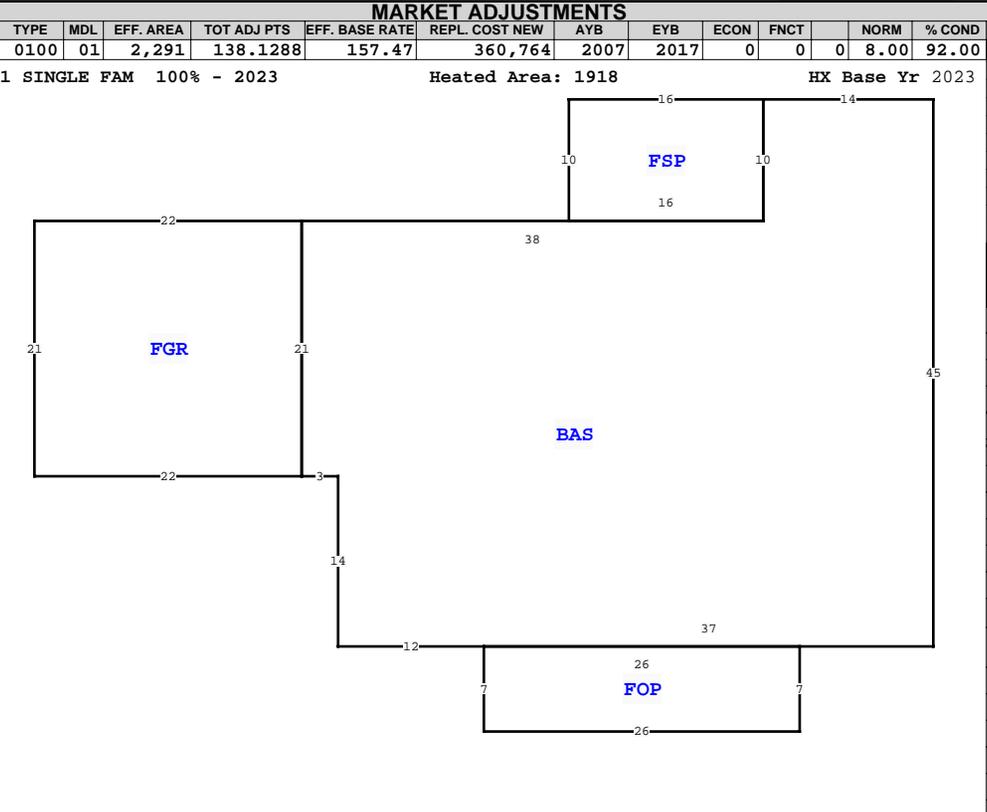


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 70
Exterior Wall	21 STONE 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100		1,918	277,865
FGR	462	55		254	36,797
FOP	182	30		55	7,968
FSP	160	40		64	9,272
TOTALS	2,722			2,291	331,903

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	798.00	UT	3.00	3.00	100	2007	2007	3	100	2,394	
2	0020	BARN, FR	0	100	0	0	640.00	UT	15.00	15.00	100	2007	2007	3	100	9,600	
3	0021	BARN, FR AE	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2022	2007		100	7,500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2026	2025		100	2,200	

EXTRA FEATURES		2703 SW WATSON ST, FORT WHITE	
BLD DATE		LGL DATE	05/06/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	LAND USE DESCRIPTION
1	0100	C	SFR

TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
8.34	AC	1.00	1.00	1.00	12,000.00	12,000.00	100,080							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	331,903		
TOTAL MARKET OB/XF VALUE	27,394		
TOTAL LAND VALUE - MARKET	100,080		
TOTAL MARKET VALUE	459,377		
SOH/AGL Deduction	48,039		
ASSESSED VALUE	411,338		
TOTAL EXEMPTION VALUE	HX HB VX 56,411		
BASE TAXABLE VALUE	354,927		
TOTAL JUST VALUE	459,377		
NCON VALUE	7,900		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	428,333		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054934	Roof Replacement	18,342	02/03/2026
000052736	Generator		03/28/2025
25481	SFR	597	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1442/338	7/09/2021	WD	Q	I	01	435,000
GRANTOR: PEREZ EMILIO						
GRANTEE: HUFFMAN GARY R						
1277/2489	6/25/2014	WD	Q	I	01	260,000
GRANTOR: JEFFERY L HUDSON						
GRANTEE: EMILIO & THERESA PE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FSP= W16 S10 E16 N10\$ S10 W38 FGR= W22 S21 E22 N21\$ S21 E3 S14 E12 FOP= S7 E26 N7 W26\$ E37 N45 \$.	