S1/2 OF NE1/4 OF SE1/4 EX 1 AC T
DESC DB 7 PG 659. & S1/2 OF S1/2
SEC, EX THE N 1176.98 FT AS LIES

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

2026

28-5S-16-03731-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	178,500
TOTAL MARKET VALUE	11,348
SOH/AGL Deduction	0
ASSESSED VALUE	11,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,348
TOTAL JUST VALUE	178,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,750

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						
1472/1506	7/25/2022	PR	U	V	19	0
GRANTOR: WATSON KATINA						
GRANTEE: WATSON KATINA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	25.50	AC		1.00	1.00	1.00	445.00	445.00	11,348							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	178,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 25.50 Total Land Value: 11,348 Market: 178,500 Agricultural: 11,348 Common: 0 PRINTED 05/08/2026 BY SYS