

N1/2 OF N1/2 AS LIES W OF ABANDO
 R/W, EX 16 AC IN SE COR, BEING 8
 BY 922.75 AC N & S & N 776.02 FT

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

2026

33-5S-16-03750-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 523,550 TOTAL MARKET VALUE 46,596 SOH/AGL Deduction 0 ASSESSED VALUE 46,596 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,596 TOTAL JUST VALUE 523,550 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 471,195																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1564/2619</td> <td>3/30/2026</td> <td>LE</td> <td>U</td> <td>I</td> <td>14</td> <td>100</td> </tr> </tbody> </table> GRANTOR: WATSON KATINA GRANTEE: WATSON KATINA (ENH 1467/1911 5/12/2022 PR U V 19 100 GRANTOR: WATSON KATINA AS PR GRANTEE: WATSON KATINA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1564/2619	3/30/2026	LE	U	I	14	100
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				05/07/2026	MLU																																						
TOTALS																																											
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																											
																	0																										
LAND DESCRIPTION										TOTAL OB/XF																																	
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	104.71	AC		1.00	1.00	1.00	445.00	445.00	46,596																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	104.71	AC		1.00	1.00	1.00	5,000.00	5,000.00	523,550																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 104.71 Total Land Value: 46,596 Market: 523,550 Agricultural: 46,596 Common: 0 PRINTED 06/08/2026 BY SYS																																											