

N1/2 OF SEC AS LIES E OF ABAND A
 EX THE NORTH 776.02 FT. ALSO BEG
 S LINE OF N1/2 OF NE1/4 & THE W

WATSON NATHANIEL TYRONE/WATSON VINCE M
 27607 SANTA ANITA BLVD
 WESLEY CHAPEL, FL 33544-5471

2026

33-5S-16-03750-001

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 4,000 TOTAL LAND VALUE - MARKET 772,400 TOTAL MARKET VALUE 69,069 SOH/AGL Deduction 1,072 ASSESSED VALUE 67,997 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 67,997 TOTAL JUST VALUE 776,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 699,160																			
DOR CODE		5500																		TIMBERLAND 80-89																			
MAP NUM																				02																			
NEIGHBORHOOD/LOC		33516.00																		1.00/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																				12060 SW STATE ROAD 47 , FORT WHITE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 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	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																									
LAND DESCRIPTION																				TOTAL OB/XF 4,000																			
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	105.48	AC		1.00	1.00	1.00	445.00	445.00	46,939																						
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	49.00	AC		1.00	1.00	1.00	370.00	370.00	18,130																						
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	154.48	AC		1.00	1.00	1.00	5,000.00	5,000.00	772,400																						
REVIEW DATE 04/06/2026 BY JB																				Total Acres: 154.48										Total Land Value: 65,069									
																				Market: 772,400										Agricultural: 65,069									
																				Common: 0										PRINTED 06/08/2026 BY SYS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042500	Electrical Servic	0	08/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/0184	9/27/2013	PR U	V	V	30	100
GRANTOR: NATHANIEL TYRONE WATS						
GRANTEE: NATHANIEL TYRONE &						
0836/0415	4/11/1997	PR Q	V	V	02	0
GRANTOR: ALVIN WATSON AS PR						
GRANTEE: NATHANIEL WATSON						

BUILDING NOTES									

BUILDING DIMENSIONS									