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

2027

33-5S-16-03750-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33516.00	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

12060 SW STATE ROAD 47 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	779
ASSESSED VALUE	68,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,290
TOTAL JUST VALUE	776,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	776,400

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	30	100
GRANTOR: NATHANIEL TYRONE WATS						
GRANTEE: NATHANIEL TYRONE &						
0836/0415	4/11/1997	PR	Q	V	02	0
GRANTOR: ALVIN WATSON AS PR						
GRANTEE: NATHANIEL WATSON						

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
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

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	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 11/17/2026 BY SYS