

COMM NE COR OF SE1/4 OF NW1/4, R
 FT FOR POB, CONT W 263.15 FT, S
 N R/W WATSON RD, E ALONG R/W 262

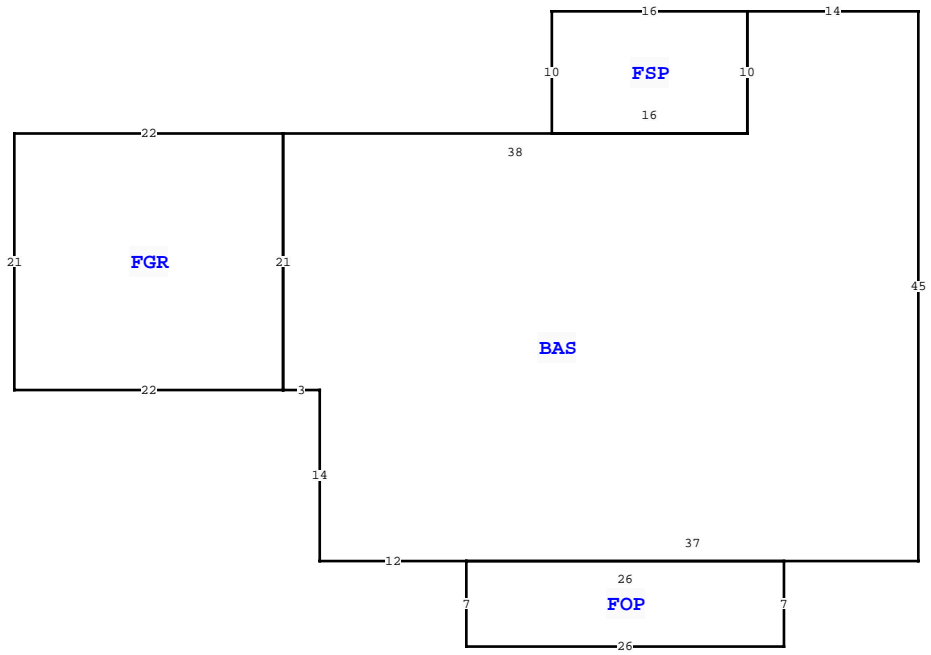
HUFFMAN GARY R/HUFFMAN SHARON L
 2703 SW WATSON ST
 FORT WHITE, FL 32038

2026

28-5S-16-03730-004


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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2023		354,418	2007	2017	0	0	8.00	92.00
			Heated Area: 1918			HX Base Yr 2023					



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
BAS	1,918	100		1,918	272,978
FGR	462	55		254	36,150
FOP	182	30		55	7,828
FSP	160	40		64	9,109
TOTALS	2,722			2,291	326,065

EXTRA FEATURES		2703 SW WATSON ST, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	3.00
2	0020	BARN, FR	15.00
3	0021	BARN, FR AE	7,500.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			326,065
TOTAL MARKET OB/XF VALUE			19,494
TOTAL LAND VALUE - MARKET			79,230
TOTAL MARKET VALUE			424,789
SOH/AGL Deduction			20,172
ASSESSED VALUE			404,617
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			348,895
TOTAL JUST VALUE			424,789
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	Q	I	01	435,000
GRANTOR: PEREZ EMILIO						
GRANTEE: HUFFMAN GARY R						
1277/2489	6/25/2014	WD Q	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 \$.	

LAND DESCRIPTION		TOTAL OB/XF 19,494																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	8.34	AC		1.00	1.00	1.00	9,500.00	9,500.00	79,230							