

N1/2 OF NE1/4 & 10 AC OFF N SIDE
 NW1/4 & N 5 AC OF E 10 AC OF SE1
 & NW1/4 OF NW1/4, EX 3 AC FOR RR

JACKSON SIMONETTE D WATSON/WATSON ERIC Z
 70 PLEASANT HILL LN
 TAMARAC, FL 33319

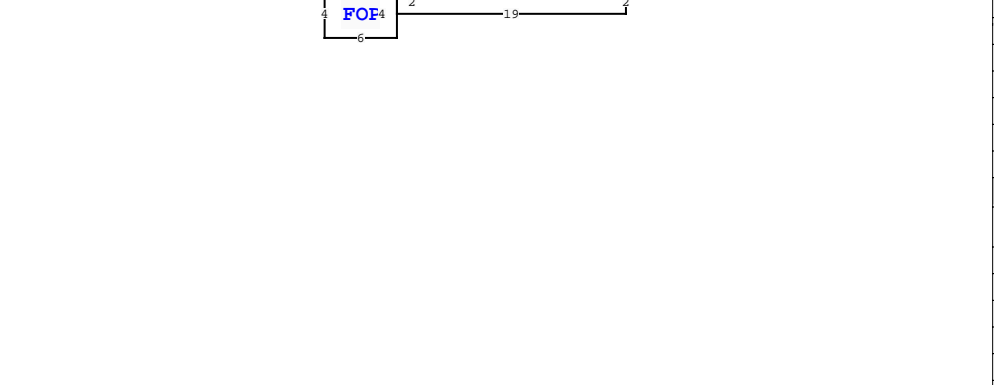
2025

28-5S-16-03725-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,855	108.4460	121.46	225,308	1961	1961	0	0	35.00	65.00



Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		02			
NEIGHBORHOOD/LOC	28516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100		1,676	132,319
FGR	240	55		132	10,421
FOP	24	30		7	553
FST	72	55		40	3,158
TOTALS	2,012			1,855	146,450

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,450
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		594,000
TOTAL MARKET VALUE		236,507
SOH/AGL Deduction		0
ASSESSED VALUE		236,507
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		236,507
TOTAL JUST VALUE		741,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1564	4/18/2023	PB U		I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JACKSON SIMONETTE D						
1486/2446	3/20/2023	PB U		I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JACKSON SIMONETTE D						

EXTRA FEATURES: 11206 SW STATE ROAD 47, FORT WHITE

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W63 FST= W12 S6 E12 N6 S6 FGR= W12 S20 E12 N20 S20 E12
 FOP= S4 E6 N4 W6 S2 E19 N2 E26 N26 S.

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	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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500									
2	5400	A	TIMBER 1	0		A-1	0.00	0.00	131.00	AC		1.00	1.00	1.00	647.00	647.00	84,757									
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	131.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	589,500									