

# Columbia County Property Appraiser

Jeff Hampton

**2021 Working Values**

updated: 8/12/2021

Parcel: << **22-5S-16-03693-000 (18169)** >>

## Owner & Property Info

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|              |                                                                                                                                    |              |          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | <b>WATSON NATHANIEL TYRONE</b><br><b>WATSON VINCE M</b><br>27607 SANTA ANITA BLVD<br>WESLEY CHAPEL, FL 33544-5471                  |              |          |
| Site         | 130 SW VIOLA DR, FORT WHITE                                                                                                        |              |          |
| Description* | S1/2 OF SW1/4 OF NW1/4 AS LIES W OF SR-47 & NW1/4 OF SW1/4 AS LIES W OF SR-47. (PB #12-303-CP: NATHANIEL WATSON; ORDER 1261-2653), |              |          |
| Area         | 37.5 AC                                                                                                                            | S/T/R        | 22-5S-16 |
| Use Code**   | IMPROVED AG (5000)                                                                                                                 | Tax District | 3        |

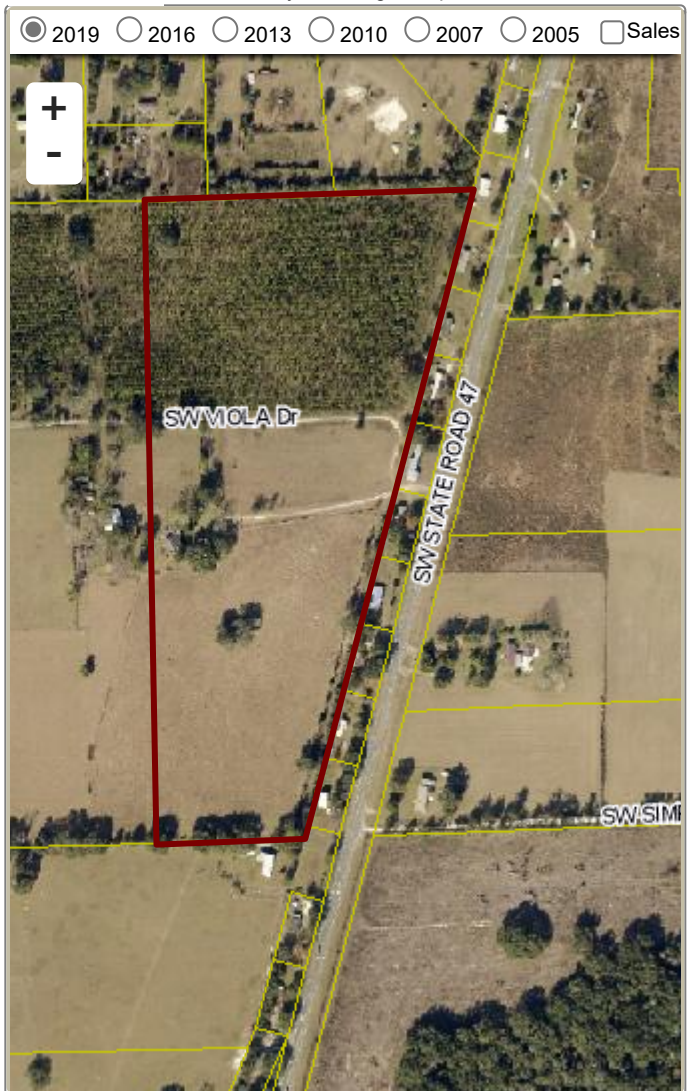
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

| 2020 Certified Values |                                                                           | 2021 Working Values |                                                               |
|-----------------------|---------------------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Mkt Land              | \$2,651                                                                   | Mkt Land            | \$2,700                                                       |
| Ag Land               | \$11,017                                                                  | Ag Land             | \$11,870                                                      |
| Building              | \$134,967                                                                 | Building            | \$147,620                                                     |
| XFOB                  | \$2,486                                                                   | XFOB                | \$2,486                                                       |
| Just                  | \$247,625                                                                 | Just                | \$260,328                                                     |
| Class                 | \$151,121                                                                 | Class               | \$164,676                                                     |
| Appraised             | \$151,121                                                                 | Appraised           | \$164,676                                                     |
| SOH Cap [?]           | \$0                                                                       | SOH Cap [?]         | \$6,055                                                       |
| Assessed              | \$151,121                                                                 | Assessed            | \$164,676                                                     |
| Exempt                | \$0                                                                       | Exempt              | \$0                                                           |
| Total Taxable         | county:\$144,427<br>city:\$144,427<br>other:\$144,427<br>school:\$151,121 | Total Taxable       | county:\$158,621<br>city:\$0<br>other:\$0<br>school:\$164,676 |

Aerial Viewer Pictometry Google Maps



## Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 9/25/2013 | \$100      | 1261/2653 | PB   | I   | U                     | 18    |

## Building Characteristics

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 1942     | 2189    | 3725      | \$147,620  |

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features & Out Buildings (Codes)

| Code | Desc       | Year Blt | Value      | Units   | Dims    |
|------|------------|----------|------------|---------|---------|
| 0190 | FPLC PF    | 1997     | \$1,200.00 | 1.00    | 0 x 0   |
| 0166 | CONC,PAVMT | 1997     | \$30.00    | 30.00   | 6 x 30  |
| 0040 | BARN,POLE  | 1997     | \$756.00   | 1008.00 | 24 x 42 |
| 0296 | SHED METAL | 2006     | \$500.00   | 1.00    | 0 x 0   |

## Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|------|-------|-------------|----------|------------|
|------|------|-------|-------------|----------|------------|

|      |                  |           |                         |             |           |
|------|------------------|-----------|-------------------------|-------------|-----------|
| 0100 | SFR (MKT)        | 1.000 AC  | 1.0000/1.0000 1.0000/ / | \$2,700 /AC | \$2,700   |
| 5500 | TIMBER 2 (AG)    | 14.000 AC | 1.0000/1.0000 1.0000/ / | \$422 /AC   | \$5,908   |
| 6200 | PASTURE 3 (AG)   | 22.500 AC | 1.0000/1.0000 1.0000/ / | \$265 /AC   | \$5,962   |
| 9910 | MKT.VAL.AG (MKT) | 36.500 AC | 1.0000/1.0000 1.0000/ / | \$2,946 /AC | \$107,522 |

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