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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

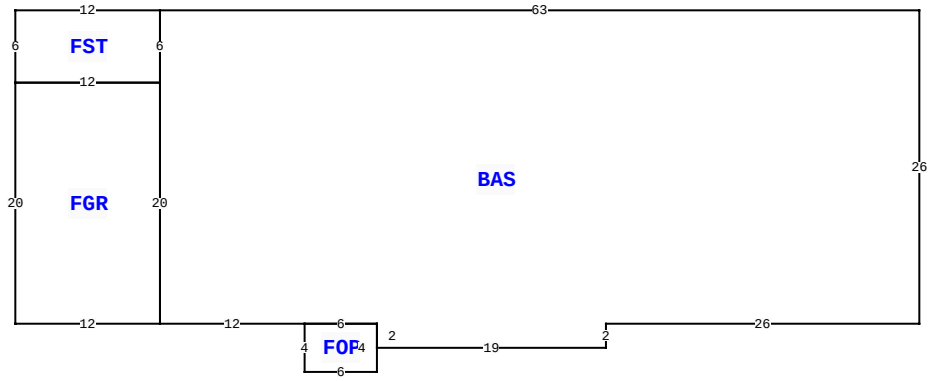
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,676	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

MARKET ADJUSTMENTS

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	0	35.00	65.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1676 HX Base Yr



11206 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 800

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	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							

REVIEW DATE 05/07/2015 BY TW Total Acres: 132.00 Total Land Value: 89,257 Market: 589,500 Agricultural: 84,757 Common: 4,500 PRINTED 08/06/2025 BY SYS