COMM AT NW COR OF SEC, E 167.26
OF US HWY 441 TO POB, E 455.82 F
E 1323.72 FT, S 630.03 FT, E 210

WATSON FRANCES
814 SE FRANCES WATSON LN
HIGH SPRINGS, FL 32643

2026

03-7S-17-09876-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3717.00	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

416 SE FRANCES WATSON LN, HIGH SPRINGS

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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	219,150
TOTAL MARKET VALUE	25,667
SOH/AGL Deduction	2,203
ASSESSED VALUE	23,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,464
TOTAL JUST VALUE	226,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,150

SALE:1:1: PERSONAL REPRESENTATIVE DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051080	Electrical Servic	0	10/14/2024
21154	M H	155	10/13/2003
12794	M H	125	07/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/1705	4/07/2025	LE	U	I	14	100

GRANTOR: WATSON FRANCES FEAGLE
GRANTEE: WATSON JAMES ERIC (

0823/0554	3/25/1996	PR	Q	V	03	0

GRANTOR: FEAGLE EST
GRANTEE: FRANCES 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	37.70	AC		1.00	1.00	1.00	445.00	445.00	16,776							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	227.00	227.00	1,816							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	25.00	25.00	75							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.70	AC		1.00	1.00	1.00	4,500.00	4,500.00	219,150							

REVIEW DATE 11/26/2024 BY TW Total Acres: 48.70 Total Land Value: 18,667 Market: 219,150 Agricultural: 18,667 Common: 0 PRINTED 11/17/2025 BY SYS