S1/2 OF N1/2 OF NE1/4.

774-1607, 865-2765 THRU 2800, 86

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

2026

03-7S-17-09876-001

BUILDING CHARACTERISTICS

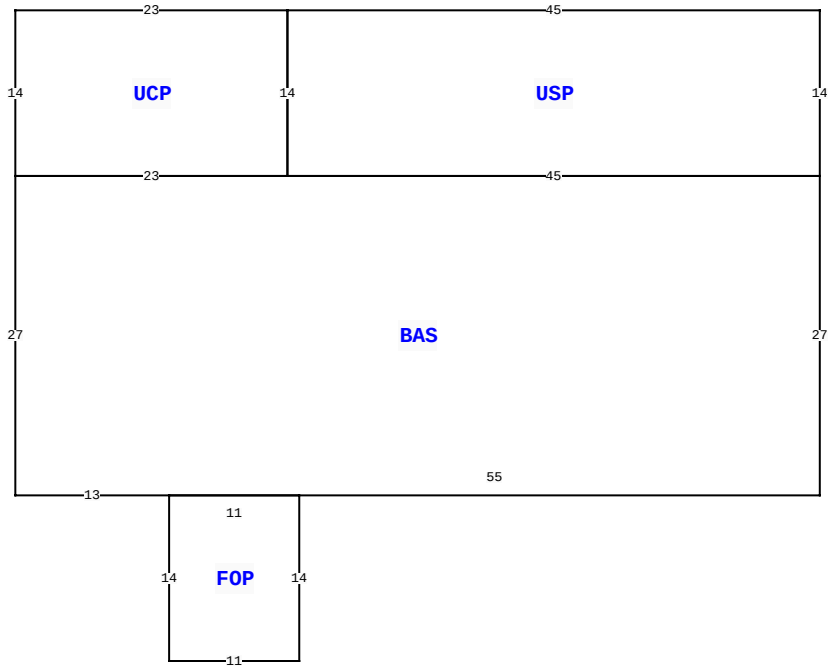
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	3717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	50,189
FOP	154	35		54	1,476
UCP	322	20		64	1,750
USP	630	35		220	6,014
TOTALS	2,942			2,174	59,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,174	113.9000	68.34	148,571	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1836 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

814 SE FRANCES WATSON LN, HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,428
TOTAL MARKET OB/XF VALUE		26,266
TOTAL LAND VALUE - MARKET		153,800
TOTAL MARKET VALUE		100,217
SOH/AGL Deduction		34,552
ASSESSED VALUE		65,665
TOTAL EXEMPTION VALUE	HX HB WX	43,865
BASE TAXABLE VALUE		21,800
TOTAL JUST VALUE		239,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11317	POOL	85	06/24/1996
7284	M H	60	06/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1702	4/07/2025	LE	U	I	14	100
GRANTOR: WATSON FRANCES FEAGLE						
GRANTEE: LOCKLEAR KAREN WATS						
0774/1607	4/27/1993	WD	Q	V	02	0
GRANTOR: M E FEAGLE						
GRANTEE: FRANCES F WATSON						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N14 W45 S14 E45$ BAS= W45 UCP= N14 W23 S14 E23$ W23S27 E13 FOP= S14 E11 N14 W11$E55 N27$.

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	0030	BARN,MT	0	0	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,800	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	620.00	UT	1.50	1.50	100	1993	1993	3	100	930	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 26,266

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	37.45	AC		1.00	1.00	1.00	281.00	281.00	10,523							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	37.45	AC		1.00	1.00	1.00	4,000.00	4,000.00	149,800							

REVIEW DATE 11/02/2017 BY DF Total Acres: 38.45 Total Land Value: 14,523 Market: 149,800 Agricultural: 10,523 Common: 4,000 PRINTED 11/17/2025 BY SYS