BEG SE COR OF NE1/4 OF NW1/4, RU
W 691.57 FT, S 629.86 FT, E 691.

LOCKLEAR KAREN WATSON
416 SE FRANCES WATSON LN
HIGH SPRINGS, FL 32643

2026

03-7S-17-09876-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

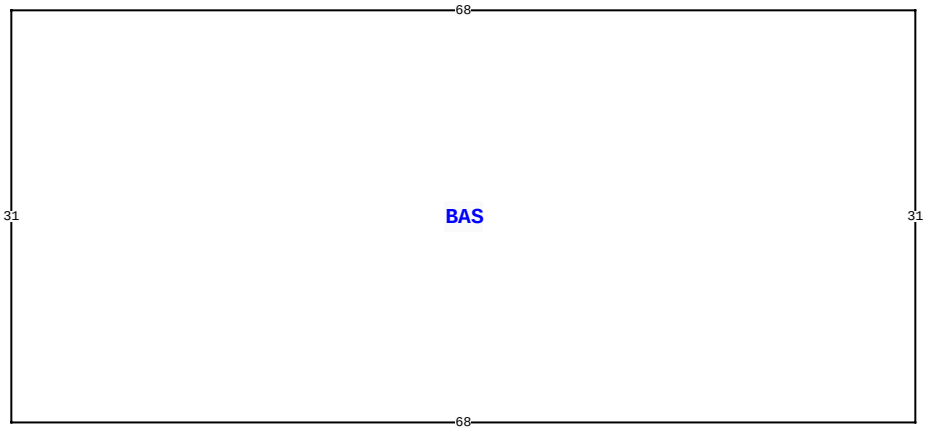
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,108	100		2,108	234,234
TOTALS	2,108			2,108	234,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	116.0000	119.48	251,864	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 2108 HX Base Yr 2022



514 SE FRANCES WATSON LN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,234
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		95,380
TOTAL MARKET VALUE		259,646
SOH/AGL Deduction		61,288
ASSESSED VALUE		198,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,636
TOTAL JUST VALUE		336,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40998	M H		12/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2376	7/21/2020	WD	U	V	30	100

GRANTOR: FRANCES FEAGLE WATSON

GRANTEE: KAREN WATSON LOCKLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,15] E68 S31 W68 N31 $
.

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	100	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	0200	C	MBL HM	100					1.54	AC		1.00	1.00	1.00	9,500.00	9,500.00	14,630							
2	5500	A	TIMBER 2	0					8.50	AC		1.00	1.00	1.00	445.00	445.00	3,782							
3	9910	M	MKT.VAL.AG	0					8.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,750							

REVIEW DATE 04/12/2021 BY JB Total Acres: 10.04 Total Land Value: 18,412 Market: 80,750 Agricultural: 3,782 Common: 14,630 PRINTED 11/18/2025 BY SYS