COMM SW COR OF SW1/4 OF NE1/4,
RUN E 205 FT FOR POB, CONT E
195 FT, N 250 FT, W 115.41 FT,

WATSON MATTHEW/WATSON SHERRY
603 SW DUCKETT CT
LAKE CITY, FL 32024

2026

06-4S-16-02787-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

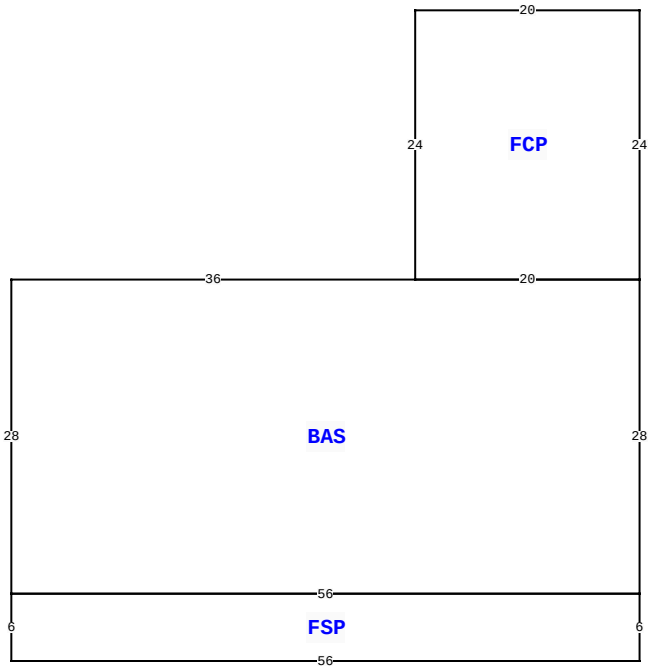
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	114,772
FCP	480	25		120	8,783
FSP	336	40		134	9,809
TOTALS	2,384			1,822	133,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	100.5480	112.61	205,175	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1568 HX Base Yr 1999



603 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,364
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		14,994
TOTAL MARKET VALUE		149,458
SOH/AGL Deduction		52,917
ASSESSED VALUE		96,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,819
TOTAL JUST VALUE		149,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,458

SALE:3:1: .98 AC WITH A NEW HOUSE

SALE:2:1: (HUSBAND & WIFE TO HUSBAND?)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049028	Electrical Servic	0	01/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/0135	8/07/1997	WD	Q	I		51,700
GRANTOR: BALLANCE						
GRANTEE: WATSON						
0800/2126	1/24/1995	QC	Q	I	03	22,500
GRANTOR: WILLIAM K & JANET B B						
GRANTEE: WILLIAM K BALANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S28 FSP= S6 E56 N6W56$ E56 N28 FCP= N24 W20 S24 E20$W20$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	100		A-1	0.00	0.00	0.98	AC		1.00	1.00	1.02	15,000.00	15,300.00	14,994							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.98 Total Land Value: 14,994 Market: 0 Agricultural: 0 Common: 14,994 PRINTED 11/19/2025 BY SYS