COMM SW COR OF SE1/4 OF SE1/4, R
N 29.40 FT TO N R/W OF SR-242 FO
N 417.35 FT, E 208.72 FT, S 416.

WATSON TERRI L
733 SW COUNTY RD 242-A
LAKE CITY, FL 32025

2026

20-4S-17-08625-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

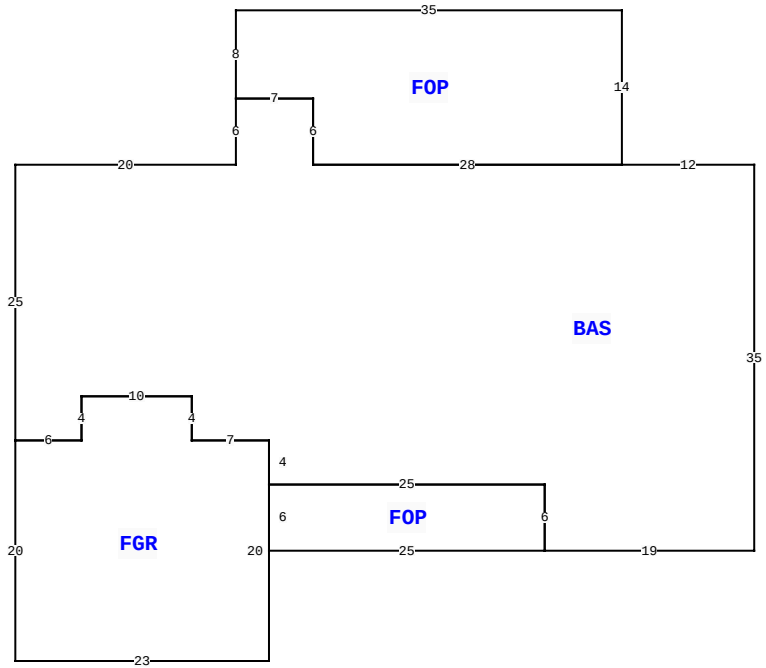
NEIGHBORHOOD/LOC 20417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100		1,967	226,692
FGR	500	55		275	31,693
FOP	150	30		45	5,186
FOP	448	30		134	15,443
TOTALS	3,065			2,421	279,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	122.5000	137.20	332,161	2009	2009	0	0	0	16.00	84.00

2 SINGLE FAM 100% - 0 Heated Area: 1967 HX Base Yr



733 SW COUNTY ROAD 242A , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		279,015
TOTAL MARKET OB/XF VALUE		8,030
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		315,045
SOH/AGL Deduction		117,584
ASSESSED VALUE		197,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,739
TOTAL JUST VALUE		315,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,367

XFOB:1:1: HORD'L MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15055	SFR	305	02/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1208/0041	12/04/2009	QC	U	I	11	100

GRANTOR: CARLTON R WATSON SR &

GRANTEE: TERRI L WATSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N14 W35 S8 E7 S6 E28$ W28 N6 W7 S6 W20 S25 FGR= S20 E23 N20 W7 N4 W10 S4 W6$ E6 N4 E10 S4 E7 S4 FOP= S6 E25 N6 W25$ E25 S6 E19 N35$.

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	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC,PAVMT	0	100	5	23	115.00	UT	2.00	2.00	100	2009	2009	3	100	230	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,030

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 05/19/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/07/2025 BY SYS