

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


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 292,200 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 299,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 226,150											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / 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											
																				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											
																				SALE:1:1: PERSONAL REPRESENTATIVE DEED											
																				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											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE 05/07/2026 MLU AG DATE											
TOTALS																				416 SE FRANCES WATSON LN, HIGH SPRINGS											
EXTRA FEATURES																															
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	6,000.00	6,000.00	292,200														
REVIEW DATE 11/26/2024 BY TW Total Acres: 48.70 Total Land Value: 18,667 Market: 292,200 Agricultural: 18,667 Common: 0 PRINTED 05/12/2026 BY SYS																															