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

2027

03-7S-17-09876-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

416 SE FRANCES WATSON LN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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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	1,723
ASSESSED VALUE	23,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,944
TOTAL JUST VALUE	299,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,200

SALE:1:1: PERSONAL REPRESENTATIVE DEED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	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						

BUILDING NOTES

BUILDING DIMENSIONS

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	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 11/17/2026 BY SYS