THE E 697 FT OF N1/2 OF NW1/4 OF
1037-2823, QC 1145-349,

WATSON JAMES ERIC/WATSON ANN C
295 SE FRANCES WATSON LANE
HIGH SPRINGS, FL 32643-1112

2027

03-7S-17-09876-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG

MAP NUM | MKT AREA 02

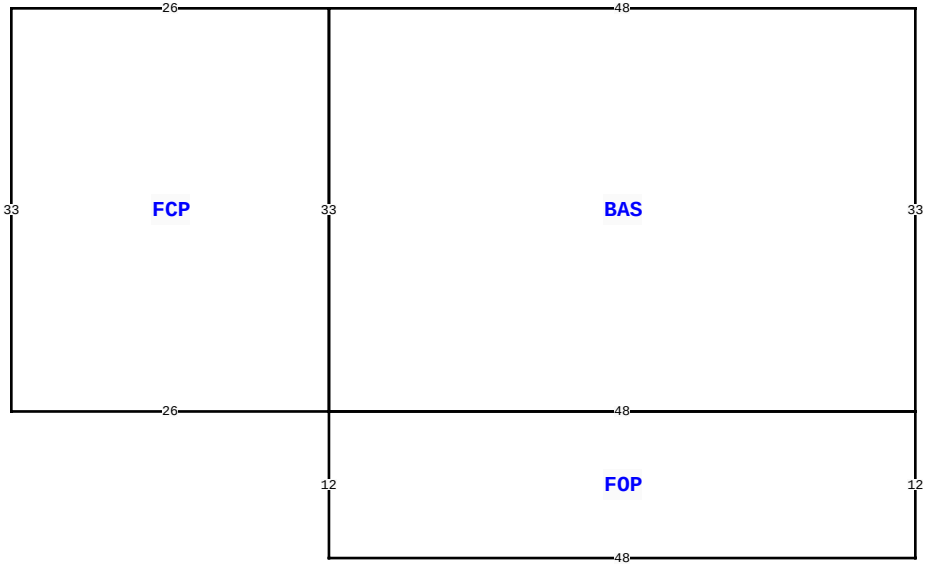
NEIGHBORHOOD/LOC 3717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	165,923
FCP	858	25		214	22,416
FOP	576	30		173	18,121
TOTALS	3,018			1,971	206,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	117.5640	129.32	254,890	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1584 HX Base Yr 2007



295 SE FRANCES WATSON LN, HIGH SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,461
TOTAL MARKET OB/XF VALUE		5,450
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		239,100
SOH/AGL Deduction		79,849
ASSESSED VALUE		159,251
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,840
TOTAL JUST VALUE		322,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056564	Generator		09/11/2026
23161	SFR	471	05/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0313	2/26/2009	WD	U	V	15	100
GRANTOR: FRANCES & JAMES C WAT						
GRANTEE: JAMES ERIC WATSON &						
1145/0349	3/05/2008	QC	Q	I	01	100
GRANTOR: JAMES ERIC WATSON						
GRANTEE: JAMES ERIC WATSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FCP= W26 S33 E26 N33$ S33 FOP= S12 E48 N12 W48$ E48 N33$.

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	2013	2013	3	100	50	
2	0040	BARN,POLE	0	100	36	68	2,160.00	UT	2.50	2.50	100	2017	2017	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 5,450

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	11,000.00	11,000.00	22,000							
2	5400	A	TIMBER 1	0			0.00	0.00	8.02	AC		1.00	1.00	1.00	647.00	647.00	5,189							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	8.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,220							

REVIEW DATE 09/24/2026 BY Nick Total Acres: 10.02 Total Land Value: 27,189 Market: 88,220 Agricultural: 5,189 Common: 22,000 PRINTED 11/17/2026 BY SYS