

COMM AT NW COR OF SEC, RUN E 167
 LINE OF US HWY 441, THENCE S ALO
 FT TO POB, S STILL ALONG R/W 360

WATSON FRANCES
 814 SE FRANCES WATSON LN
 HIGH SPRINGS, FL 32643

2026

03-7S-17-09876-010


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 0 TOTAL LAND VALUE - MARKET 199,260 TOTAL MARKET VALUE 14,778 SOH/AGL Deduction 0 ASSESSED VALUE 14,778 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,778 TOTAL JUST VALUE 199,260 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 149,445										
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM				DESCRIPTION		AMT		ISSUED			
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																BLD DATE		LGL DATE		05/07/2026		MLU					
EXTRA FEATURES																XF DATE		LAND DATE									
																INC DATE		AG DATE									
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											
																	SALES DATA										
																	OFF RECORD Number DATE TYPE Q U / V I / RSN CD SALE PRICE 1537/1708 4/07/2025 LE U V 14 100 GRANTOR: WATSON FRANCES FEAGLE GRANTEE: LOUIS CYNTHIA BLANC										
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										

LAND DESCRIPTION										TOTAL OB/XF														
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	33.21	AC		1.00	1.00	1.00	445.00	445.00	14,778							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	33.21	AC		1.00	1.00	1.00	6,000.00	6,000.00	199,260							