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

2027

03-7S-17-09876-010

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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	199,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 33.21 Total Land Value: 14,778 Market: 199,260 Agricultural: 14,778 Common: 0 PRINTED 11/17/2026 BY SYS