

COMM SW COR OF SW1/4 OF NE1/4,
 RUN E 205 FT FOR POB, CONT E
 195 FT, N 250 FT, W 115.41 FT,

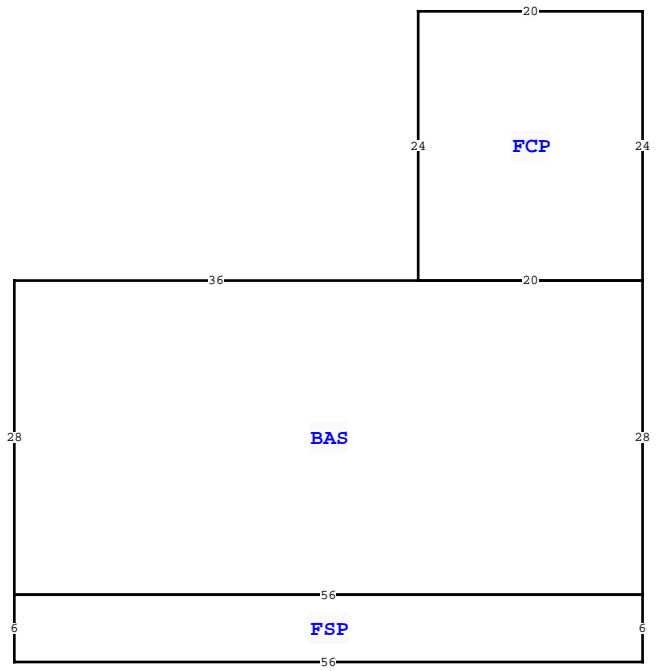
WATSON MATTHEW/WATSON SHERRY
 603 SW DUCKETT CT
 LAKE CITY, FL 32024

2026

06-4S-16-02787-004


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
08	WD OR PLY 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 80		
08	SHT VINYL 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame	NONE	100
	Stories	1.	1. 100
	Architectural Units	05	CONV 100
	Condition Adj	03	03 100
	Kitchen Adjus	01	01 100
	Quality	05	05
	DOR CODE	0100	SINGLE FAMILY
	MAP NUM		MKT AREA 01
	NEIGHBORHOOD/LOC	6416.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568
FCP	480	25	120
FSP	336	40	134
TOTALS	2,384		1,822

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	1999		205,175	1991	1991	0	0	35.00	65.00
				Heated Area: 1568			HX Base Yr 1999				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		133,364	
TOTAL MARKET OB/XF VALUE		1,100	
TOTAL LAND VALUE - MARKET		17,993	
TOTAL MARKET VALUE		152,457	
SOH/AGL Deduction		56,197	
ASSESSED VALUE		96,260	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		44,849	
TOTAL JUST VALUE		152,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049028	Electrical Servic	0	01/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0844/0135	8/07/1997	WD	Q	I		51,700
GRANTOR: BALLANCE						
GRANTEE: WATSON						
0800/2126	1/24/1995	QC	Q	I	03	22,500
GRANTOR: WILLIAM K & JANET B B						
GRANTEE: WILLIAM K BALANCE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2006
2	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2006
3	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2014

TOTAL OB/XF												1,100
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/16/2026	MLU					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W36 S28 FSP= S6 E56 N6W56 E56 N28 FCP= N24 W20 S24 E20SW20\$.											

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	DPH 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	0.98	AC		1.00	1.00	1.02	18,000.00	18,360.00	17,993							