

BEG AT SW COR OF NE1/4 OF SW1/4
663.91 FT, E 659.54 FT, S 664.82
TO POB (AKA PARCEL 3 OF MURRAY A

MCWATTERS THOMAS E/MCWATTERS LAURA LEE
341 SW BALLARD CT
LAKE CITY, FL 32024

2026

13-4S-15-00358-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	01
NEIGHBORHOOD/LOC	13415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2023
TOTALS	2,280		2,280

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	-	2023							Heated Area: 2280	HX Base Yr 2023
<div style="border: 1px solid black; width: 400px; height: 200px; margin: 0 auto; position: relative;"> 76 76 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2023</p> </div> </div>													
BLD DATE												LGL DATE	
XF DATE												LAND DATE	05/04/2026
INC DATE												AG DATE	MLU

EXTRA FEATURES																	
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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	4,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	9,500.00	7,600.00	7,600							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	0.80	9,500.00	7,600.00	68,400							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		243,951			
TOTAL MARKET OB/XF VALUE		11,200			
TOTAL LAND VALUE - MARKET		76,000			
TOTAL MARKET VALUE		265,271			
SOH/AGL Deduction		152,912			
ASSESSED VALUE		112,359			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		60,948			
TOTAL JUST VALUE		331,151			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		327,902			
LAND:1:1: JOINS OTHER TRACTS - 139.41 AC TOTAL					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/2656	8/01/2024	QC	U	I	11	100
GRANTOR: MCWATTERS THOMAS E						
GRANTEE: MCWATTERS THOMAS E						
1478/2730	10/21/2022	WD	Q	I	03	310,000
GRANTOR: DE LA ROSA VICTOR J						
GRANTEE: MCWATTERS THOMAS E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=16,7] E76 S30 W76 N30 \$