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

2027

13-4S-15-00358-007

BUILDING CHARACTERISTICS

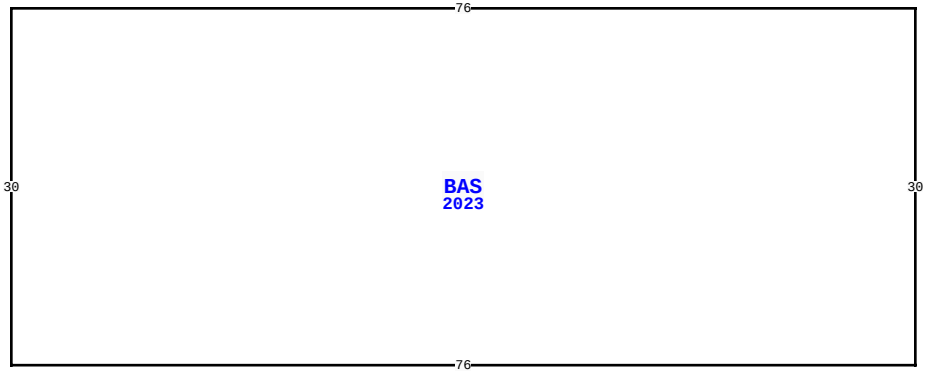
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2023	2,280	230,030
TOTALS	2,280			2,280	230,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,280	114.5000	113.36	258,461	2019	2019	0	0	0	11.00	89.00

1 MANUF 3 100% - 2023 Heated Area: 2280 HX Base Yr 2023



341 SW BALLARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,030
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		251,350
SOH/AGL Deduction		135,696
ASSESSED VALUE		115,654
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,243
TOTAL JUST VALUE		317,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,543

LAND:1:1: JOINS OTHER TRACTS - 139.41 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39974	M H	0	06/18/2020

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	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							

REVIEW DATE 12/03/2024 BY JB Total Acres: 10.00 Total Land Value: 10,120 Market: 68,400 Agricultural: 2,520 Common: 7,600 PRINTED 11/16/2026 BY SYS