

COMM SW COR OF SE1/4 OF SE1/4, R
N 29.40 FT TO N R/W OF SR-242 FO
N 417.35 FT, E 208.72 FT, S 416.

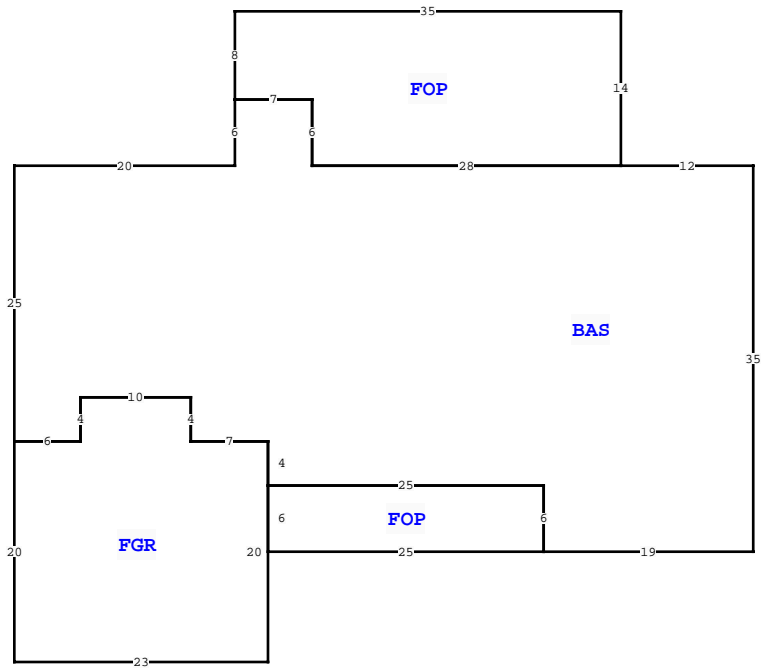
WATSON TERRI L
733 SW COUNTY RD 242-A
LAKE CITY, FL 32025

2026

20-4S-17-08625-003
VALUATION SUMMARY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 12 | HARDWOOD | 80 |
| Interior Floor | 15 | HARDTILE | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1.1 | 1.100 | |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 20417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,967 | 100 | |
| FGR | 500 | 55 | |
| FOP | 150 | 30 | |
| FOP | 448 | 30 | |
| TOTALS | 3,065 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|------------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,421 | 122.5000 | 137.20 | 332,161 | 2009 | 2009 | 0 | 0 | 16.00 | 84.00 | |
| 2 SINGLE FAM | | | 100% - 0 | Heated Area: 1967 | | | HX Base Yr | | | | | |



| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 2 | |
|--|-------------|-----------|------------|--------------|--------|------------|
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 2 | | Tax Dist: | | | | |
| BUILDING MARKET VALUE | | | | 279,015 | | |
| TOTAL MARKET OB/XF VALUE | | | | 8,030 | | |
| TOTAL LAND VALUE - MARKET | | | | 32,000 | | |
| TOTAL MARKET VALUE | | | | 319,045 | | |
| SOH/AGL Deduction | | | | 122,159 | | |
| ASSESSED VALUE | | | | 196,886 | | |
| TOTAL EXEMPTION VALUE | | | | HX HB 51,411 | | |
| BASE TAXABLE VALUE | | | | 145,475 | | |
| TOTAL JUST VALUE | | | | 319,045 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 318,367 | | |
| XFOB:1:1: HORD'L MH | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 15055 | SFR | 305 | 02/09/1999 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1208/0041 | 12/04/2009 | QC | U | I | 11 | 100 |
| GRANTOR: CARLTON R WATSON SR & | | | | | | |
| GRANTEE: TERRI L WATSON | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS= W12 FOP= N14 W35 S8 E7 S6 E28\$ W28 N6 W7 S6 W20 S25 FGR= S20 E23 N20 W7 N4 W10 S4 W6\$ E6 N4 E10 S4 E7 S4 FOP= S6 E25 N6 W25\$ E25 S6 E19 N35\$. | | | | | | |

| 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 | 12 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 5 | 23 | 115.00 | UT | 2.00 | 2.00 | 100 | 2009 | 2009 | 3 | 100 | 230 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1987 | 1987 | 3 | 100 | 500 | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | 8,030 | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 32,000 | | | | | | | |