

FORT WHITE: W1/2 & SE1/4 OF BLOC
474-687, WD 1052-2217, QC 1148-9

WERNER PAUL H/WERNER HEIDE M
1101 SW WATSON ST
FORT WHITE, FL 32038

2026

00-00-00-14396-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	2100 RESTAURANT/CAFE	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	16.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	14,281
BAS	1,460	100		1,460	54,298
FOP	24	30		7	261
FOP	182	30		55	2,046
FOP	238	30		71	2,641
FOP	238	30		71	2,641
UOP	60	20	2024	12	447
UST	40	40		16	595
UST	112	40		45	1,674

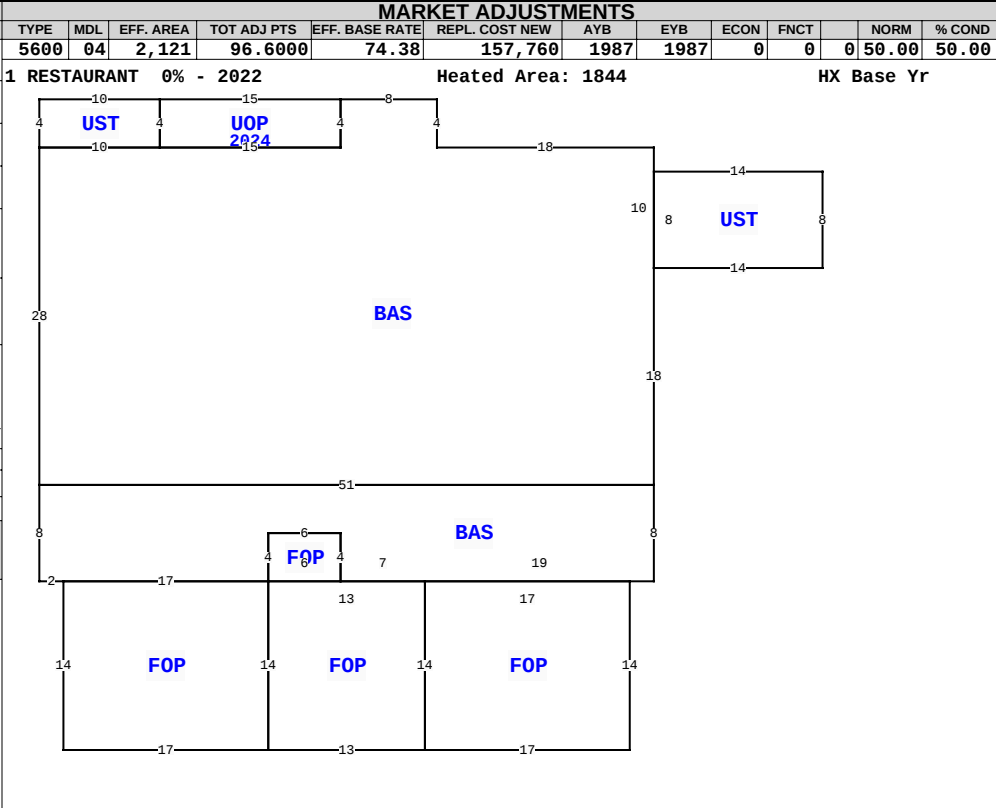
TOTALS	2,738			2,121	78,880
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EXTRA FEATURES

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC, PAVMT	0	0	10	70	700.00	UT	1.50	1.50	100	1996	1996	3	100	1,050	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	300	
5	0296	SHED METAL	0	0	10	12	120.00	UT	7.50	7.50	100	2005	2005	3	100	900	
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	4,000	

LAND DESCRIPTION

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	2100	C	RESTAURANT	0		00	0.00	0.00	22,050.00	SF		1.00	1.00	1.05	3.50	3.68	81,034							
2	2100	C	RESTAURANT	0		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.05	3.50	3.68	40,517							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

7629 SW US HIGHWAY 27 , FORT WHITE

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC, PAVMT	0	0	10	70	700.00	UT	1.50	1.50	100	1996	1996	3	100	1,050	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	300	
5	0296	SHED METAL	0	0	10	12	120.00	UT	7.50	7.50	100	2005	2005	3	100	900	
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	4,000	

TOTAL OB/XF 6,900

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	2100	C	RESTAURANT	0		00	0.00	0.00	22,050.00	SF		1.00	1.00	1.05	3.50	3.68	81,034							
2	2100	C	RESTAURANT	0		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.05	3.50	3.68	40,517							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE	78,880	
TOTAL MARKET OB/XF VALUE	6,900	
TOTAL LAND VALUE - MARKET	121,551	
TOTAL MARKET VALUE	207,331	
SOH/AGL Deduction	0	
ASSESSED VALUE	207,331	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	207,331	
TOTAL JUST VALUE	207,331	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	207,331	

SALE:2:1: THIS SALE INCLUDED TPP- EQUIP & FURN.

SALE:1:1: NEW CONSTRUCTION

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044298	Roof Replacement	5,500	04/27/2022
000043757	Remodel	27,600	02/22/2022
44298	NEW METAL ROOF		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/170	11/16/2021	WD	U	I	35	220,000

GRANTOR: JR SAMUEL DEVELOPMENT

GRANTEE: WERNER PAUL H

1443/2584 9/26/2020 QC U I 11 100

GRANTOR: FUTCH TIMOTHY

GRANTEE: JR SAMUEL DEVELOPME

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 N4 W8 S4 W15 W10 S28 E51 N18 N10 \$
BAS=[ORIG=-51,28] S8 E2 E17 N4 E6 S4 E7 E19 N8 W51 \$
FOP=[ORIG=-49,36] S14 E17 N14 W17 \$
FOP=[ORIG=-19,36] S14 E17 N14 W17 \$
FOP=[ORIG=-32,36] S14 E13 N14 W13 \$
UST=[ORIG=0,10] E14 N8 W14 S8 \$
UST=[ORIG=-41,0] N4 W10 S4 E10 \$
FOP=[ORIG=-32,36] E6 N4 W6 S4 \$
UOP=[YR=2024;ORIG=-41,0] N4 E15 S4 W15 \$
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