COMM SW COR, RUN E 1613.60 FT
FOR POB, N 7.35 FT TO N R/W
HAMMOCK ROAD, CONT N 700 FT, E

WAGER PAUL WALTER/WAGER VERONICA C
961 SW JIM WARD ST
FT WHITE, FL 32038

2026

17-6S-17-09690-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

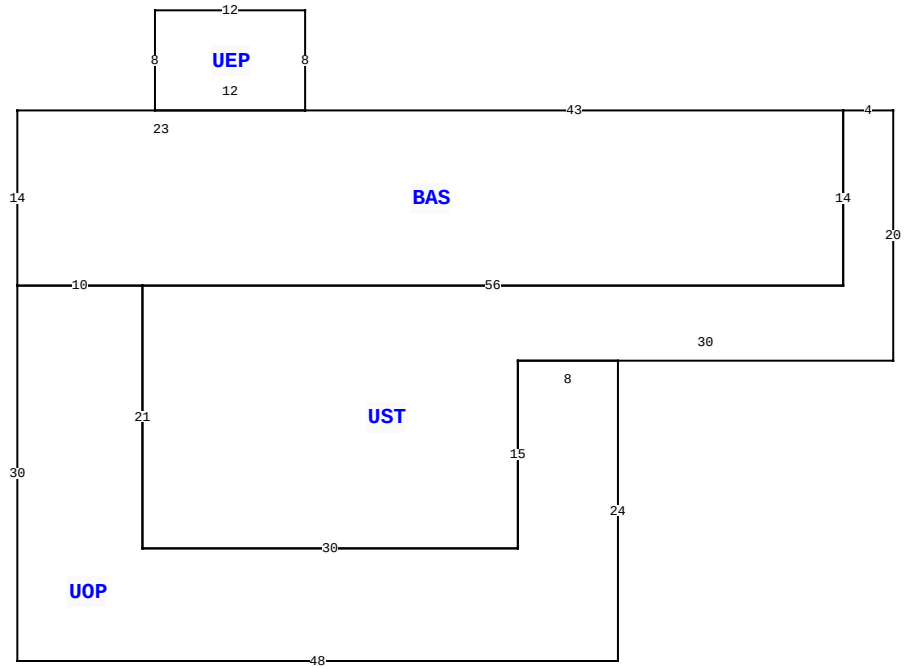
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	42,511
UEP	96	70		67	3,083
UOP	762	25		190	8,741
UST	866	45		390	17,943
TOTALS	2,648			1,571	72,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	1,571	93.5100	76.68	120,464	1980	1980	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 0 Heated Area: 924 HX Base Yr



961 SW JIM WARD ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,278
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		89,775
TOTAL MARKET VALUE		171,253
SOH/AGL Deduction		106,720
ASSESSED VALUE		64,533
TOTAL EXEMPTION VALUE	HX HB	39,533
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		171,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,253

SALE:1:1: 9.95 ACRES
BLDG:1:1: WING MH
XFOB:1:1: WING MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19099	M H	125	01/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1056/1232	8/26/2005	WD	Q	V	03	100
GRANTOR: DAVIS-BREWER						
GRANTEE: PAUL & VERONICA WAG						
0731/0798	9/20/1990	AG	U	V	13	15,000
GRANTOR: DAVIS-BREWER						
GRANTEE: PAUL WAGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UEP= N8 W12 S8 E12$W23 S14 UOP= S30 E48 N24 W8 S15 W30 N21 W10$ E10 UST= S21 E30 N15 E30 N20 W4 S14 W56$ E56 N14$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	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 9,200

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	0102	C	SFR/MH	100		A-1	0.00	0.00	9.45	AC		1.00	1.00	1.00	9,500.00	9,500.00	89,775							

REVIEW DATE 10/11/2017 BY DF Total Acres: 9.45 Total Land Value: 89,775 Market: 0 Agricultural: 0 Common: 89,775 PRINTED 11/19/2025 BY SYS