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

WAGER JOHN W
983 SW JIM WARD ST
FT WHITE, FL 32038

2026

17-6S-17-09690-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

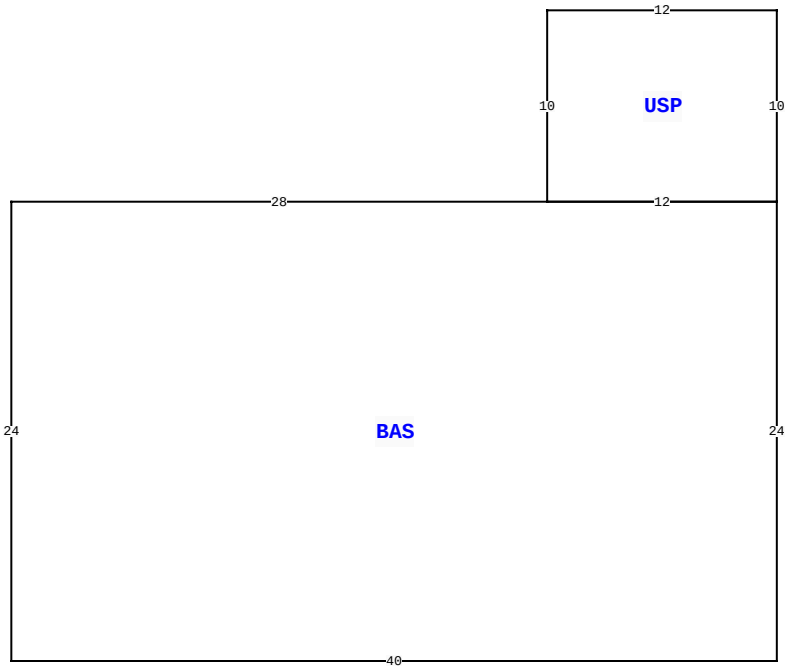
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	960	100		960	56,533
USP	120	35		42	2,473
TOTALS	1,080			1,002	59,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,002	113.9000	107.07	107,284	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr



983 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	59,006
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	77,706
SOH/AGL Deduction	8,897
ASSESSED VALUE	68,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,809
TOTAL JUST VALUE	77,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0973/0728	1/29/2003	WD	Q	V	01	200

GRANTOR: PAUL & VERONICA WAGER

GRANTEE: JOHN W WAGER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E40 N24 USP= N10 W12 S10 E12$ W12$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	14,000.00	21,000.00	10,500							

REVIEW DATE 10/11/2017 BY DF Total Acres: 0.50 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/19/2025 BY SYS