COMM SE COR, RUN W 1954.94 FT, N
POB, CONT N 587.99 FT, E 702.33
318.25 FT, S'LY 542.06 FT, W 107

LOWER DAVID CLYDE/LOWER MELISSA PIERCE
941 SW WAFFLE GLN
FORT WHITE, FL 32038

2026

18-7S-17-10020-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

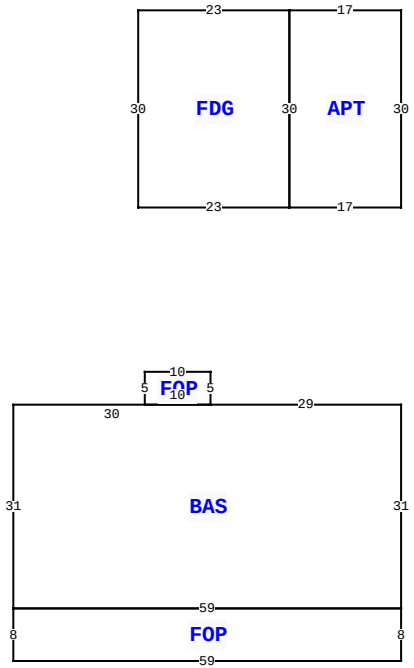
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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 02
NEIGHBORHOOD/LOC	18717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	510	100		510	52,021
BAS	1,829	100		1,829	186,562
FDG	690	60		414	42,229
FOP	50	30		15	1,530
FOP	472	30		142	14,484
TOTALS	3,551			2,910	296,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,910	118.2750	132.47	385,488	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2002 Heated Area: 2339 HX Base Yr 2002



941 SW WAFFLE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		296,826
TOTAL MARKET OB/XF VALUE		3,765
TOTAL LAND VALUE - MARKET		88,090
TOTAL MARKET VALUE		330,177
SOH/AGL Deduction		118,029
ASSESSED VALUE		212,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,426
TOTAL JUST VALUE		388,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053975	Storage Building	22,523	09/03/2025
19158	SFR	314	01/28/2002
18533	SFR	102	07/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/451	4/18/2025	WD	Q	I	01	530,000
GRANTOR: BANKS GEORGE P						
GRANTEE: LOWER DAVID CLYDE						
0924/0557	4/06/2001	WD	Q	I		59,600
GRANTOR: COOK & SONS INC						
GRANTEE: GEORGE & MARY J BAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N5 W10 S5 E10$ W30 S31 FOP= S8 E59 N8 W59$ E59 N31$ PTR= N30 APT= N30 W17 FDG= W23 S30 E23 N30$ S30 E17 $ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	20	320.00	UT	2.00	2.00	100	2002	2002	3	100	640	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	325	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,765

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	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							
2	9600	C	WASTELAND	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.71	AC		1.00	1.00	1.00	281.00	281.00	1,886							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.71	AC		1.00	1.00	1.00	9,000.00	9,000.00	60,390							

REVIEW DATE 07/22/2025 BY TP Total Acres: 13.71 Total Land Value: 29,586 Market: 60,390 Agricultural: 1,886 Common: 27,700 PRINTED 10/06/2025 BY SYS