

COMM SE COR, RUN W 2641.60 FT,
N 210 FT, W 166.33 FT FOR POB,
RUN N 1356.70 FT, W 831.75 FT,

BREINES RICHARD J/BREINES RABECA D
315 SW WAFFLE GLN
FORT WHITE, FL 32038

2026

18-7S-17-10021-012



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	08	SHT VINYL 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Architectual	05	CONV 100			
Units		0 100			
Quality	07	07			
DOR CODE	5000IMPROVED 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
BAS	1,728	100		1,728	218,748
FOP	1,288	30		386	48,863
FUS	914	100		914	115,704
TOTALS	3,930			3,028	383,315

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,028	124.2087	139.11	421,225	2016	2016	0	0	0	9.00	91.00
2 SINGLE FAM 100% - 2017												
Heated Area: 2642												
HX Base Yr 2017												
FUS 48 25 22 13 13 25 13 13												
FOP 53 5 8 48 52 36 44 52 58 36 BAS												
315 SW WAFFLE GLN, FORT WHITE												
BLD DATE							LGL DATE		04/08/2025			
XF DATE							LAND DATE		MLU			

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
1	0166	CONC, PAVMT	0 100	24	36	864.00	UT	1.50	1.50	100	1995	1995	3
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3
4	0031	BARN, MT AE	0 100	30	40	1,200.00	UT	9.00	9.00	100	2016	2016	3
5	0280	POOL R/CON	0 100	20	40	800.00	UT	70.00	70.00	100	2016	2016	3
6	0166	CONC, PAVMT	0 100	29	35	1,015.00	UT	5.00	5.00	100	2022	2021	100
7	0070	CARPORT UF	0 100	35	24	840.00	UT	10.00	10.00	100	2022	2021	100
8	0258	PATIO	0 100	0	0	1.00	UT	3,600.00	3,600.00	100	2022	2021	100
9	0261	PRCH, UOP	0 100	0	0	1.00	UT	800.00	800.00	100	2022	2021	100

LAND DESCRIPTION										TOTAL OB/XF										79,091									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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	3.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	28,620												
2	5500	A	TIMBER 2	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670												
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520												
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	135,000												
REVIEW DATE		10/14/2021		BY JB		Total Acres: 18.18		Total Land Value: 33,810				Market: 135,000				Agricultural: 5,190		Common: 28,620		PRINTED 11/18/2025 BY SYS									