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

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

2027

00-00-00-14396-000

BUILDING CHARACTERISTICS

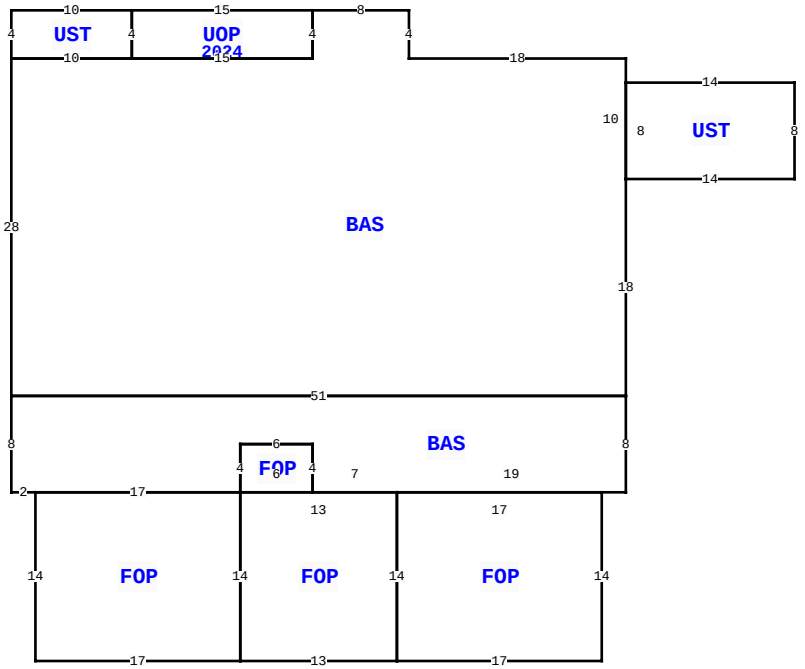
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story 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
NEIGHBORHOOD/LOC	16.00	1.00/

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	2,121	96.6000	74.38	157,760	1987	1987	0	0	0	50.00	50.00

1 RESTAURANT 0% - 2022 Heated Area: 1844 HX Base Yr



7629 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	78,880
TOTAL MARKET OB/XF VALUE	6,900
TOTAL LAND VALUE - MARKET	138,915
TOTAL MARKET VALUE	224,695
SOH/AGL Deduction	0
ASSESSED VALUE	224,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,695
TOTAL JUST VALUE	224,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,695

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

SALE:1:1: NEW CONSTRUCTION

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

BUILDING DIMENSIONS

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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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LAND DESCRIPTION

TOTAL OB/XF 6,900

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	2100	C	RESTAURANT	0		00	0.00	0.00	22,050.00	SF		1.00	1.00	1.05	4.00	4.20	92,610							
2	2100	C	RESTAURANT	0		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.05	4.00	4.20	46,305							

REVIEW DATE 05/10/2024 BY TP Total Acres: 0.76 Total Land Value: 138,915 Market: 0 Agricultural: 0 Common: 138,915 PRINTED 11/17/2026 BY SYS