

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	924	100	
UEP	96	70	
UOP	762	25	
UST	866	45	
TOTALS	2,648		1,571 74,041

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/MH CON	100% - 0		78.55	123,402	1980	1980	0	0	40.00	60.00
				Heated Area: 924		HX Base Yr					

COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		74,041		
TOTAL MARKET OB/XF VALUE		9,200		
TOTAL LAND VALUE - MARKET		103,950		
TOTAL MARKET VALUE		187,191		
SOH/AGL Deduction		122,846		
ASSESSED VALUE		64,345		
TOTAL EXEMPTION VALUE		HX HB 39,345		
BASE TAXABLE VALUE		25,000		
TOTAL JUST VALUE		187,191		
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 / V / 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																
L N	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	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
												TOTAL OB/XF		9,200		

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	11,000.00	11,000.00	103,950							