

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 Floo	14	CARPET	90
Interior Floo	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

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		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			72,278
TOTAL MARKET OB/XF VALUE			9,200
TOTAL LAND VALUE - MARKET			103,950
TOTAL MARKET VALUE			185,428
SOH/AGL Deduction			121,083
ASSESSED VALUE			64,345
TOTAL EXEMPTION VALUE	HX HB		39,345
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			185,428
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
1056/1232	8/26/2005	WD Q	V 03
GRANTOR:	DAVIS-BREWER		
GRANTEE:	PAUL & VERONICA WAG		
0731/0798	9/20/1990	AG U	V 13
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		961 SW JIM WARD ST, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0020	BARN,FR	0 100
2	0190	FPLC PF	0 100
3	9945	Well/Sept	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/06/2026	MLU

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	1.00	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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							