

COMM SW COR, RUN E 1613.60 FT,
N 7.35 FT TO N R/W HAMMOCK RD,
CONT N 700 FT FOR POB, RUN E

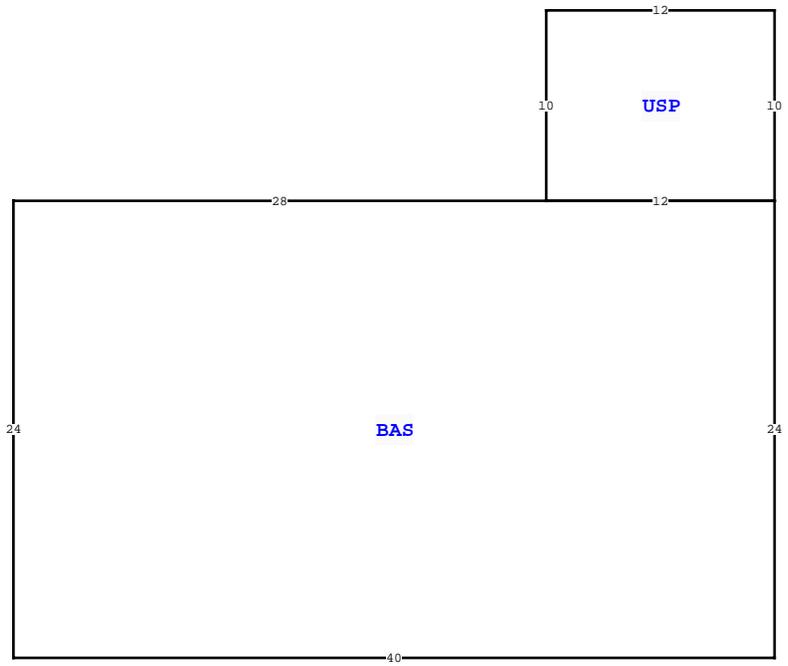
WAGER JOHN W
983 SW JIM WARD ST
FT WHITE, FL 32038

2026

17-6S-17-09690-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	960	100	
USP	120	35	
TOTALS	1,080		1,002 60,257

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,002	113.9000	109.34	109,559	2002	2002	0	0	45.00	55.00		
1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	60,257		
TOTAL MARKET OB/XF VALUE	8,200		
TOTAL LAND VALUE - MARKET	13,500		
TOTAL MARKET VALUE	81,957		
SOH/AGL Deduction	13,148		
ASSESSED VALUE	68,809		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	68,809		
TOTAL JUST VALUE	81,957		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	77,706		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0973/0728	1/29/2003	WD	Q	V	01	200
GRANTOR: PAUL & VERONICA WAGER						
GRANTEE: JOHN W WAGER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W28 S24 E40 N24 USP= N10 W12 S10 E12S W12S.	

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
2	9945	Well/Sept	0	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	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							