

COMM SE COR, RUN W 1954.94 FT, N
POB, CONT N 587.99 FT, E 702.33
318.25 FT, S'LY 542.06 FT, W 107

LOWER DAVID CLYDE/LOWER MELISSA PIERCE
941 SW WAFFLE GLN
FORT WHITE, FL 32038

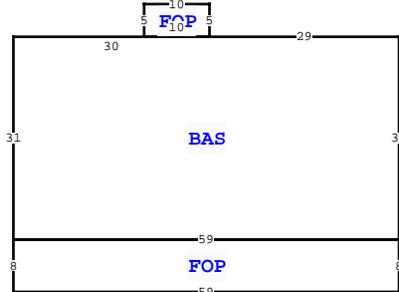
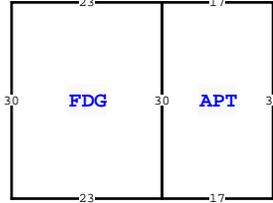
2026

18-7S-17-10020-011



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 Floor	15		HARDTILE	90	
Interior Floor	12		HARDWOOD	10	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
Bathrooms			2.5	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Architectual	05		CONV	100	
Units			0	100	
Condition Adj	03		03	100	
Kitchen Adjus	01		01	100	
Quality	05		05		
DOR CODE	5000 IMPROVED 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
APT	510	100		510	58,449
BAS	1,829	100		1,829	209,613
FDG	690	60		414	47,447
FOP	50	30		15	1,719
FOP	472	30		142	16,274
TOTALS	3,551			2,910	333,502

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026		Heated Area: 2339					HX Base Yr 2026		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			333,502
TOTAL MARKET OB/XF VALUE			8,565
TOTAL LAND VALUE - MARKET			88,090
TOTAL MARKET VALUE			371,653
SOH/AGL Deduction			95,511
ASSESSED VALUE			276,142
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			224,731
TOTAL JUST VALUE			430,157
NCON VALUE			6,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			392,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053975	Storage Building	22,523	09/03/2025
19158	SFR	314	01/28/2002
18533	SFR	102	07/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/451	4/18/2025	WD	Q	I	01	530,000

GRANTOR: BANKS GEORGE P
GRANTEE: LOWER DAVID CLYDE
0924/0557 4/06/2001 WD Q I 59,600
GRANTOR: COOK & SONS INC
GRANTEE: GEORGE & MARY J BAN

EXTRA FEATURES		941 SW WAFFLE GLN, FORT WHITE														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200
2	0166	CONC, PAVMT	0	100	16	20	320.00	UT	2.00	2.00	100	2002	2002	3	100	640
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	325
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400
6	0040	BARN, POLE	0	100	20	30	600.00	UT	10.00	10.00	100	2026	2025	100	6,000	

LAND DESCRIPTION		TOTAL OB/XF 8,565																						
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	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							
2	9600	C	WASTELAND	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.71	AC		1.00	1.00	1.00	281.00	281.00	1,886							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.71	AC		1.00	1.00	1.00	9,000.00	9,000.00	60,390							

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/07/2026 MLU
LAND DATE	
AG DATE	

BUILDING DIMENSIONS	
BAS= W29 FOP= N5 W10 S5 E10\$ W30 S31 FOP= S8 E59 N8 W59\$ E59 N31\$ PTR= N30 APT= N30 W17 FDG= W23 S30 E23 N30\$ S30 E17 \$ S30\$.	