

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

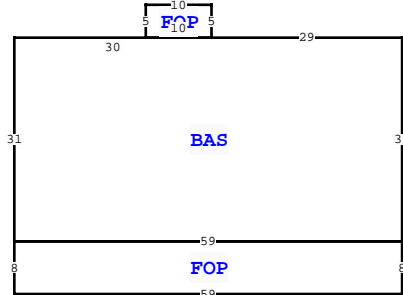
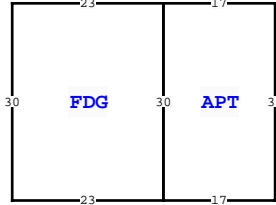
2026

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 Floo	15	HARDTILE	90		
Interior Floo	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	57,426
BAS	1,829	100		1,829	205,945
FDG	690	60		414	46,617
FOP	50	30		15	1,689
FOP	472	30		142	15,989
TOTALS	3,551			2,910	327,665

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		385,488	2002	2010	0	0	15.00	85.00
				Heated Area: 2339			HX Base Yr 2026				



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			327,665
TOTAL MARKET OB/XF VALUE			8,565
TOTAL LAND VALUE - MARKET			88,090
TOTAL MARKET VALUE			365,816
SOH/AGL Deduction			94,003
ASSESSED VALUE			271,813
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			220,402
TOTAL JUST VALUE			424,320
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	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	16	20	320.00	UT	2.00	100	2002	2002	3	100	640	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	325	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	
6	0040	BARN, POLE	0	100	20	30	600.00	UT	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	

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\$.	