

COMM SE COR, RUN W 2641.60 FT,  
N 210 FT, W 166.33 FT FOR  
POB, N 45 DG W 1004.41 FT,

CONDE CLAUDIO/CONDE GRACIE F  
245 SW WAFFLE GLN  
FORT WHITE, FL 32038

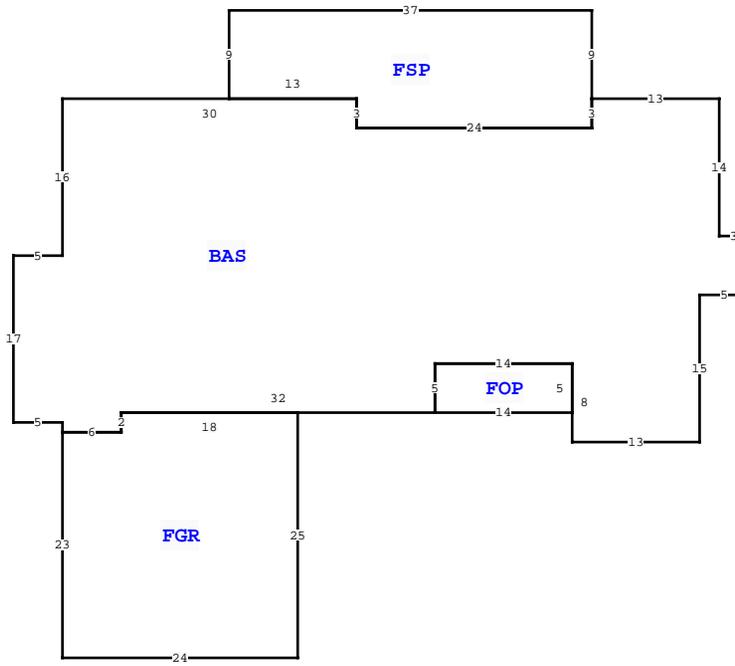
2026

18-7S-17-10021-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,132	100	
FGR	588	55	
FOP	70	30	
FSP	405	40	
TOTALS	3,195		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,638	123.7720	141.10	372,222	2011	2011	0	0	14.00	86.00
2 SINGLE FAM 100% - 2012 Heated Area: 2132 HX Base Yr 2012											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			320,111
TOTAL MARKET OB/XF VALUE			15,340
TOTAL LAND VALUE - MARKET			77,400
TOTAL MARKET VALUE			412,851
SOH/AGL Deduction			171,825
ASSESSED VALUE			241,026
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			184,615
TOTAL JUST VALUE			412,851
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			397,982
SALE:1:1: 16.47 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29204	SFR	912	02/22/2011
23222	M H	304	06/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/1865	8/23/2019	LE	U	I	14	100
GRANTOR: GRACIE F CONDE (ENH L)						
GRANTEE: ERICA MARIE BOONE (						
1105/2232	12/22/2006	WD	Q	I		90,000
GRANTOR: ERWIN						
GRANTEE: CONDE						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC, PAVMT	0	100	20	520.00	UT	2.00	2.00	100	2011	2011	3	100	1,040	
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN, MT AE	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	
5	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
6	0081	DECKING WI	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

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

BUILDING DIMENSIONS	
BAS= W13 FSP= N9 W37 S9 E13 S3 E24 N3\$ S3 W24 N3 W30 S16 W5 S17 E5 S1 FGR= S23 E24 N25 W18 S2 W6\$ E6 N2 E32 FOP= E14 N5 W14 S5\$ N5 E14 S8 E13 N15 E5 N6 W3 N14\$.	

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	0100	C	SFR	100		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	12,000.00	12,000.00	77,400							