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

2027

18-7S-17-10021-009

BUILDING CHARACTERISTICS

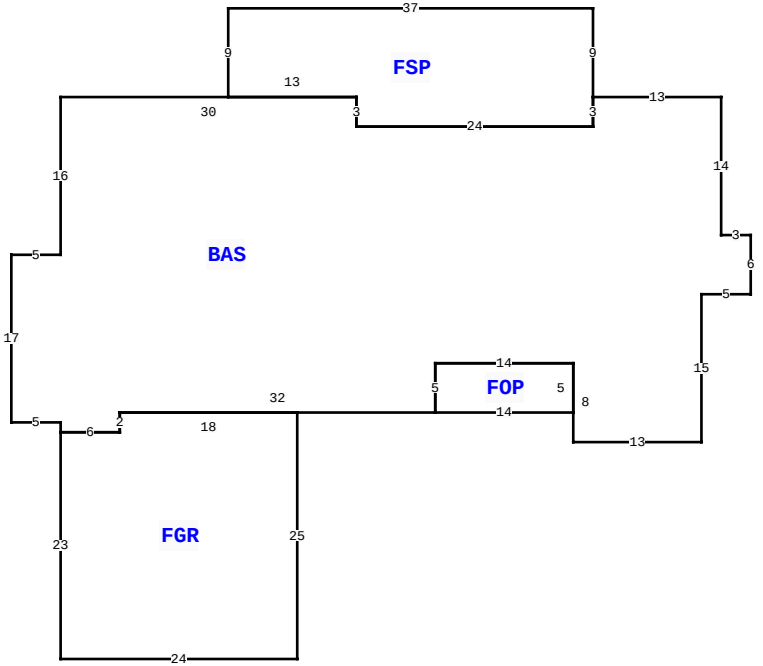
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100		2,132	249,634
FGR	588	55		323	37,819
FOP	70	30		21	2,459
FSP	405	40		162	18,968
TOTALS	3,195			2,638	308,881

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	136.15	359,164	2011	2011	0	0	0	14.00	86.00

2 SINGLE FAM 100% - 2012 Heated Area: 2132 HX Base Yr 2012



245 SW WAFFLE GLN, FORT WHITE

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

EXTRA FEATURES

LN	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	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	26	520.00	UT	2.00	2.00	100	2011	2011	3	100	1,040	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		308,881
TOTAL MARKET OB/XF VALUE		15,340
TOTAL LAND VALUE - MARKET		77,400
TOTAL MARKET VALUE		401,621
SOH/AGL Deduction		153,364
ASSESSED VALUE		248,257
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		191,846
TOTAL JUST VALUE		401,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,225

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						

BUILDING NOTES

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 15,340

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 12/12/2017 BY DF Total Acres: 6.45 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 11/17/2026 BY SYS