COMM SE COR, RUN W 2641.60 FT,
N 210 FT, W 166.33 FT FOR POB,
RUN N 1356.70 FT, W 831.75 FT,

BREINES RICHARD J/BREINES RABECCA D
315 SW WAFFLE GLN
FORT WHITE, FL 32038

2027

18-7S-17-10021-012

BUILDING CHARACTERISTICS

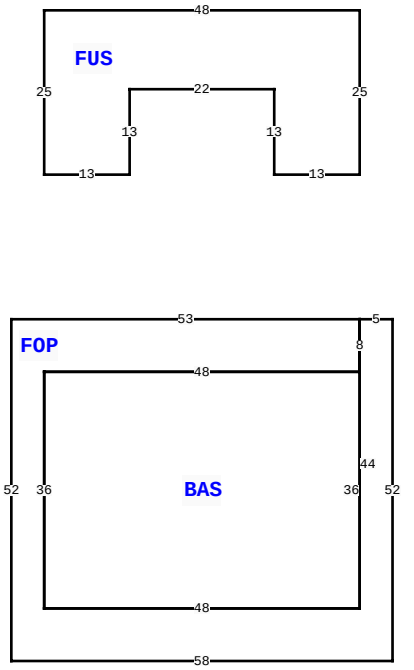
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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
BAS	1,728	100		1,728	214,848
FOP	1,288	30		386	47,992
FUS	914	100		914	113,641
TOTALS	3,930			3,028	376,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,028	124.2087	136.63	413,716	2016	2016	0	0	0	9.00	91.00

2 SINGLE FAM 100% - 2017 Heated Area: 2642 HX Base Yr 2017



315 SW WAFFLE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0166	CONC,PAVMT	0	100	24	36	864.00	UT	1.50	1.50	100	1995	1995	3	100	1,296	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
4	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	9.00	9.00	100	2016	2016	3	100	10,800	
5	0280	POOL R/CON	0	100	20	40	800.00	UT	70.00	70.00	100	2016	2016	3	82	45,920	
6	0166	CONC,PAVMT	0	100	29	35	1,015.00	UT	5.00	5.00	100	2022	2021		100	5,075	
7	0070	CARPORT UF	0	100	35	24	840.00	UT	10.00	10.00	100	2022	2021		100	8,400	
8	0258	PATIO	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2022	2021		100	3,600	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		376,482
TOTAL MARKET OB/XF VALUE		79,091
TOTAL LAND VALUE - MARKET		163,620
TOTAL MARKET VALUE		489,383
SOH/AGL Deduction		176,665
ASSESSED VALUE		312,718
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,307
TOTAL JUST VALUE		619,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,026

SALE:2:1: 17.18 ACRES

SALE:1:1: 17.175 AC UNDER AG EXPT MKT=$ 32,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042733	Storage Building	9,995	09/13/2021
000042514	Solar Power Syste	41,122	08/09/2021
40072	POOL	0	06/01/2020
33991	SFR	860	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/2608	2/23/2015	WD	Q	I	01	127,500
GRANTOR: KATHLEEN M HIGGINS						
GRANTEE: RICHARD J & RABECCA						
1078/2677	3/23/2006	WD	Q	I		200,000
GRANTOR: BONITA MACROIX						
GRANTEE: KATHLEEN M HIGGINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S36 E48 N36 $
FOP=[ORIG=0,0] N8 W53 S52 E58 N52 W5 S44 W48 N36 E48 $
FUS=[ORIG=0,-30] N25 W48 S25 E13 N13 E22 S13 E13 $

LAND DESCRIPTION

TOTAL OB/XF 79,091

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	3.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	28,620							
2	5500	A	TIMBER 2	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	135,000							

REVIEW DATE 10/14/2021 BY JB Total Acres: 18.18 Total Land Value: 33,810 Market: 135,000 Agricultural: 5,190 Common: 28,620 PRINTED 11/17/2026 BY SYS