COMM SE COR OF SW 1/4 OF NE 1/4
ALONG E LINE 30 FT TO N R/W LINE
HILLS RD, W 1121.10 FT FOR POB.

WAUGH SHAWN/WAUGH JADE
567 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-032

BUILDING CHARACTERISTICS

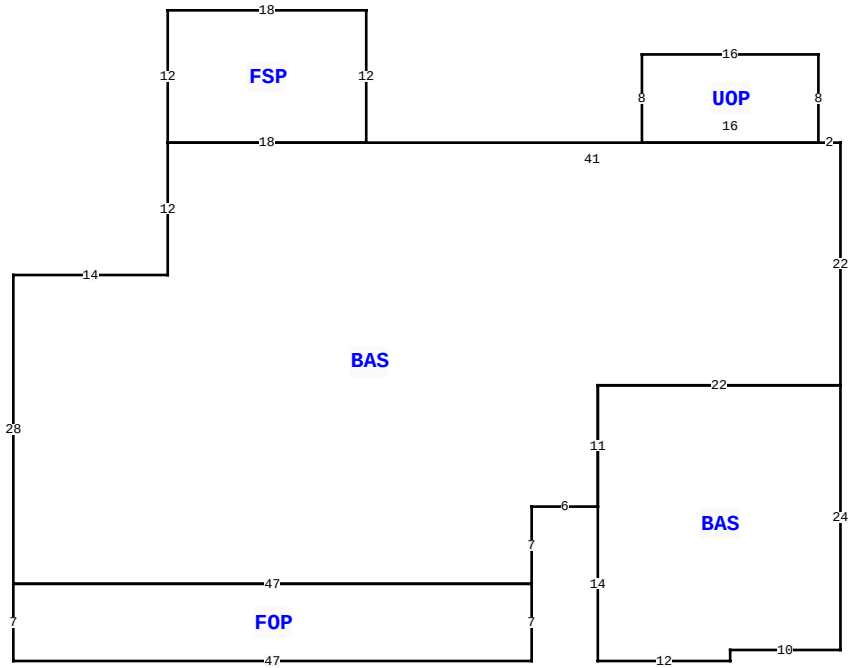
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	53,236
BAS	2,394	100		2,394	236,011
FOP	329	30		99	9,760
FSP	216	40		86	8,478
UOP	128	20		26	2,563
TOTALS	3,607			3,145	310,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,145	116.0896	127.70	401,616	2006	2006	0	0	0	22.80	77.20

1 SINGLE FAM 100% - 2007 Heated Area: 2934 HX Base Yr 2007



567 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0	0	1,008.00	UT	3.00	3.00	100	2006	2006	3	100	3,024	
2	0296	SHED METAL	0	100	20	24	480.00	UT	9.00	9.00	75	2013	2013	3	75	3,240	
3	0280	POOL R/CON	0	100	18	42	756.00	UT	70.00	70.00	100	2014	2014	3	76	40,219	
4	0282	POOL ENCL	0	100	30	55	1,650.00	UT	15.00	15.00	100	2014	2014	3	45	11,138	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	310,048
TOTAL MARKET OB/XF VALUE	57,621
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	432,669
SOH/AGL Deduction	127,608
ASSESSED VALUE	305,061
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	248,650
TOTAL JUST VALUE	432,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	438,302

SALE:3:1: 35.16 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31960	POOL	190	05/15/2014
24329	SFR	644	03/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/1096	11/18/2005	WD	U	V	08	34,000
GRANTOR: MAXWELL						
GRANTEE: WAUGH						
1019/0574	6/07/2004	WD	Q	V		140,000
GRANTOR: SUNDANCE LLP						
GRANTEE: MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N8 W16 S8 E16$ W41 FSP= N12 W18 S12 E18$ W18 S12 W14 S28 FOP= S7 E47 N7 W47$ E47 N7 E6 BAS= S14 E12 N1 E10 N24 W22 S11$ N11 E22 N22$.

LAND DESCRIPTION

TOTAL OB/XF 57,621

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 10/17/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS