LOT 2 BLOCK B SANDY ACRES.

819-1398, QC 1522-2487

FABRIZIO ANTHONY MICHAEL
30 COLLINGDALE CT
PALM COAST, FL 32137

2026

04-7S-16-04129-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

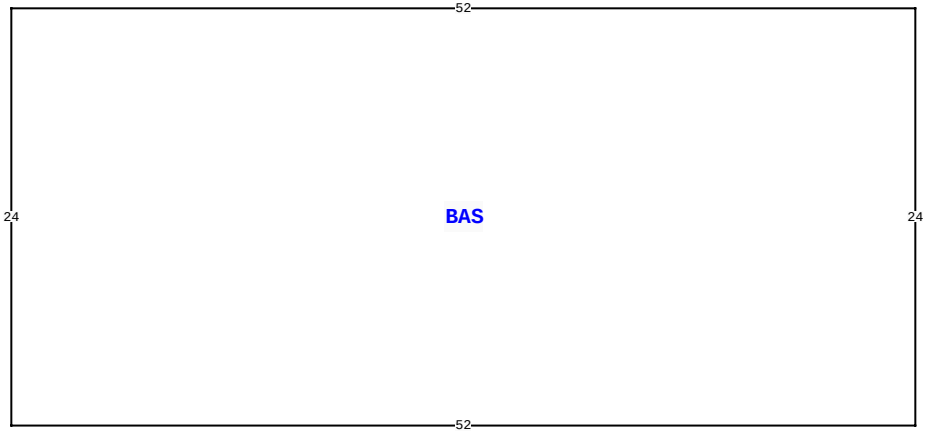
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	29,088
TOTALS	1,248			1,248	29,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	97.1100	58.27	72,721	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1248 HX Base Yr



19434 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,088
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	91,088
SOH/AGL Deduction	0
ASSESSED VALUE	91,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,088
TOTAL JUST VALUE	91,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11086	M H	125	04/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/2487	9/04/2024	QC	U	I	11	100
GRANTOR: KNEUPER RICHARD J						
GRANTEE: FABRIZIO ANTHONY MI						
0819/1398	3/20/1996	WD	Q	V		19,900
GRANTOR: CENTRAL FLORIDA INVES						
GRANTEE: RICHARD J KNEUPER						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/18/2015 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS