

420 FT N & S BY 210 FT E & W IN
OF NE1/4 AS LIES E OF SR-47 & N
RD, EX RD R/W & EX 1.06 AC.

FONTAINE BRIAN D/FONTAINE THERESA J
P O BOX 566
FORT WHITE, FL 32038-0566

2026

21-6S-16-03902-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	21616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	35,428
TOTALS	1,296			1,296	35,428

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

REVIEW DATE 08/23/2022 BY JS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,296	113.9000	68.34	88,569	1995	1995	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2001 Heated Area: 1296 HX Base Yr 2001											
27 48 27 48											
BAS											
16099 SW STATE ROAD 47 , FORT WHITE											

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

TOTAL OB/XF											
7,200											

Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 3									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		35,428
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		56,628
SOH/AGL Deduction		20,429
ASSESSED VALUE		36,199
TOTAL EXEMPTION VALUE		25,000
BASE TAXABLE VALUE		11,199
TOTAL JUST VALUE		56,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,628

SALE:1:1: .70 DOC STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045059	Roof Replacement	10,911	07/27/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0902/0399	5/05/2000	WD	Q	I	01	35,000	
GRANTOR: THE CIT GROUP/SALES F							
GRANTEE: BRIAN & THERESA FON							
0889/0219	9/10/1999	WD	Q	I	01	25,788	
GRANTOR: MAHAFFEY'S							
GRANTEE: CIT GROUP/SALES FIN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S27 E48 N27\$.									

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