COMM SE COR OF NE1/4 OF NE1/4, N
N 333 FT, W 498 FT, N 30 FT, W 4
FIELDING RD, SW ALONG R/W 36 FT,

TOUSIGNANT ADRIANNA M/TOUSIGNANT ASHLEY M
459 SW FIELDING WAY
FORT WHITE, FL 32038

2026

03-7S-16-04118-010

BUILDING CHARACTERISTICS

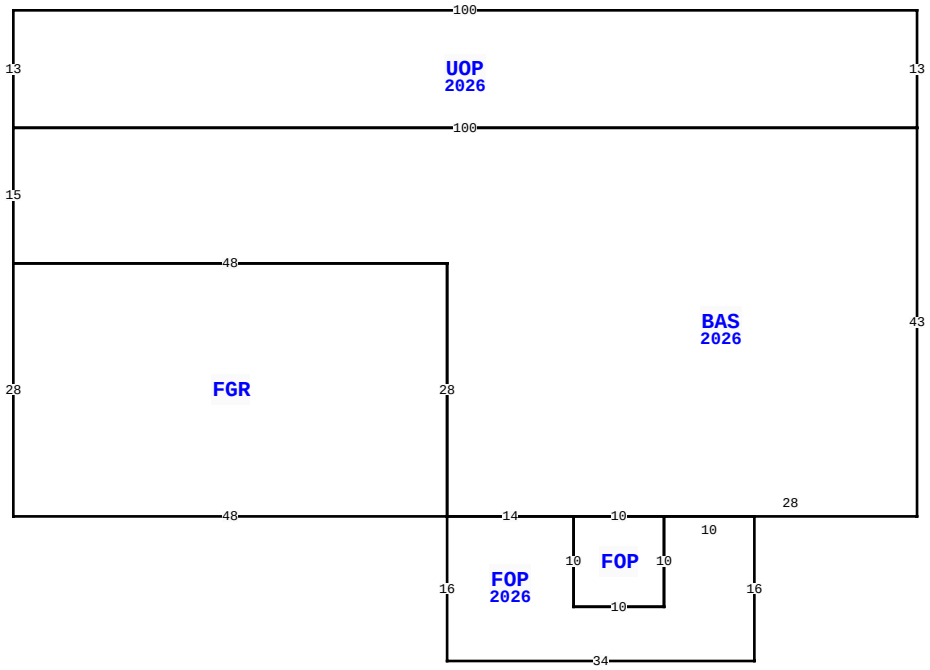
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,956	100	2026	2,956	240,609
FGR	1,344	55		739	60,152
FOP	100	30		30	2,442
FOP	444	30	2026	133	10,826
UOP	1,300	20	2026	260	21,163
TOTALS	6,144			4,118	335,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,118	89.7237	100.49	413,818	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2018 Heated Area: 2956 HX Base Yr 2018



459 SW FIELDING WAY, 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	335,193
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	57,850
TOTAL MARKET VALUE	396,043
SOH/AGL Deduction	133,881
ASSESSED VALUE	262,162
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	210,751
TOTAL JUST VALUE	396,043
NCON VALUE	32,019
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053417	Roof Replacement	29,052	06/20/2025
000052859	Additions	30,000	04/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0576	8/07/2017	WD	Q	I	01	190,000
GRANTOR: ASHLEY ALLEN MILLER A						
GRANTEE: ADRIANNA M & ASHLEY						
1342/0571	6/30/2017	QC	U	I	11	100
GRANTOR: JEANIE DARLEN MOSES F						
GRANTEE: ASHLEY ALLEN MILLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=1,-7] W100 S15 E48 S28 E14 E10 E28 N43 $
FGR=[ORIG=-99,8] S28 E48 N28 W48 $
FOP=[YR=2026;ORIG=-17,36] W10 S10 W10 N10 W14 S16 E34 N16 $
FOP=[ORIG=-37,36] S10 E10 N10 W10 $
UOP=[YR=2026;ORIG=-99,-20] E100 S13 W100 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0100	C	SFR	100		A-1	0.00	0.00	4.45	AC		1.00	1.00	1.00	13,000.00	13,000.00	57,850							

REVIEW DATE 06/04/2026 BY NH Total Acres: 4.45 Total Land Value: 57,850 Market: 0 Agricultural: 0 Common: 57,850 PRINTED 06/23/2026 BY SYS