

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

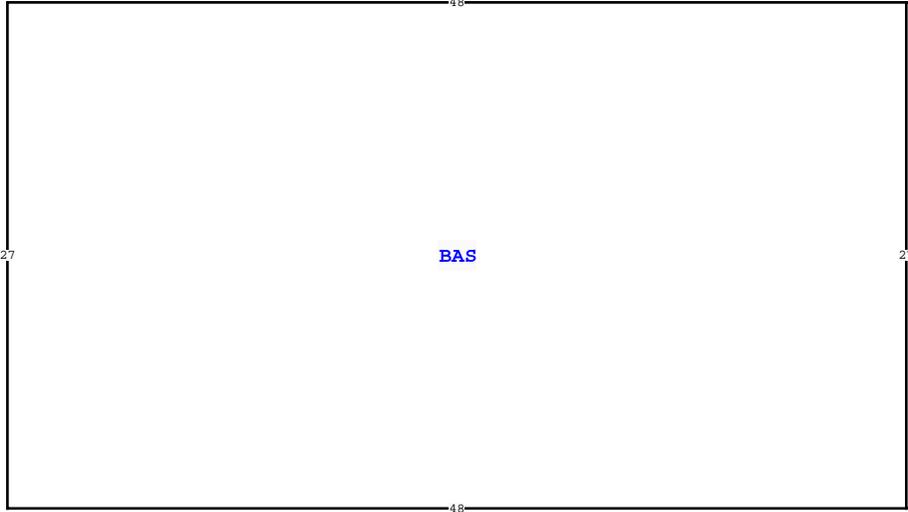
2026

21-6S-16-03902-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		37,200

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2001									
				Heated Area: 1296				HX Base Yr	2001			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			37,200
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			62,400
SOH/AGL Deduction			26,306
ASSESSED VALUE			36,094
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			11,094
TOTAL JUST VALUE			62,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,628

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						

EXTRA FEATURES																
L N	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	0040	BARN, POLE	0	100	0	0			0.00	100	0	0	3	100	200	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S27 E48 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							