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

2027

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	0200	MOBILE HOME

MAP NUM | MKT AREA 02

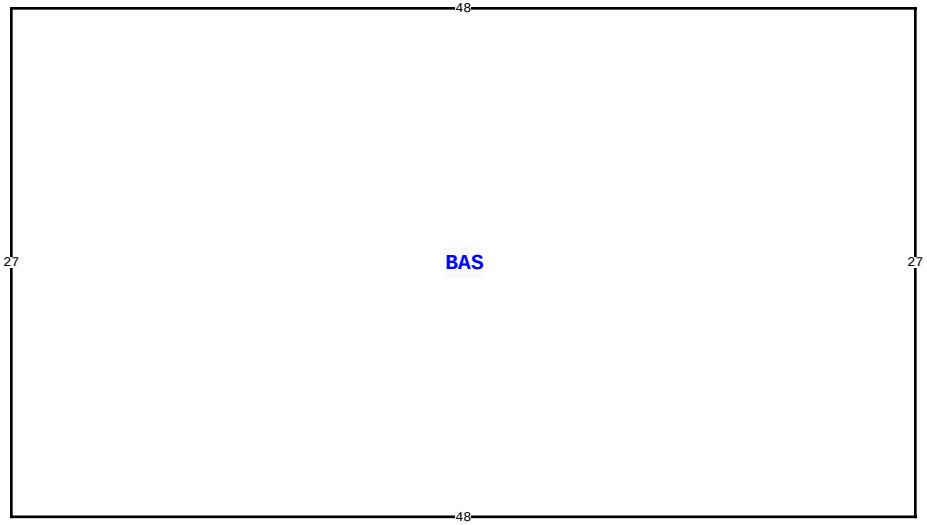
NEIGHBORHOOD/LOC 21616.00 1.00/

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

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



16099 SW STATE ROAD 47 , FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,428
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		62,928
SOH/AGL Deduction		23,304
ASSESSED VALUE		39,624
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,624
TOTAL JUST VALUE		62,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,928

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

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	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							

REVIEW DATE 05/11/2026 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS