

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 Floor	14	CARPET	90
Interior Floor	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
Architectural	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		35,428

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		88,569	1995	1995	0	0	60.00	40.00
				Heated Area: 1296			HX Base Yr 2001				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
<div style="display: flex; justify-content: space-between;"> 27 48 27 </div>											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			24,458
ASSESSED VALUE			38,470
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			13,470
TOTAL JUST VALUE			62,928
NCON VALUE			2,500
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
2	9945	Well/Sept	0	100	0	0	UT	1.00	7,000.00	100	2025
3	0294	SHED WOOD/	0	100	0	0	UT	1.00	2,000.00	100	2025
4	0261	PRCH, UOP	0	100	0	0	UT	1.00	500.00	100	2025

TOTAL OB/XF											
9,500											
16099 SW STATE ROAD 47 , FORT WHITE											
			BLD DATE		LGL DATE		05/08/2026		MLU		
			XF DATE		LAND DATE						
			INC DATE		AG DATE						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 S27 E48 N27\$.											

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