COMM SW COR OF SW1/4 OF NW1/4, N
POB, CONT N 606.40 FT, E 2541.84
FAIRFIELD WOODS S/D, S 741.27 FT

FOUNTAIN FRITZ M/FOUNTAIN MARIE M
597 NW RODEO CT
LAKE CITY, FL 32055

2026

29-3S-16-02383-097

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,858
TOTAL MARKET VALUE	32,858
SOH/AGL Deduction	0
ASSESSED VALUE	32,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,858
TOTAL JUST VALUE	32,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/165	8/14/2023	LE	U	I	14	100
GRANTOR: FOUNTAIN FRITZ M						
GRANTEE: FOUNTAIN FRITZ M (E						
0831/1071	11/27/1996	WD	U	V	35	115,600
GRANTOR: JAMES F & JULIA DIANN						
GRANTEE: FRITZ M & MARIE M F						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.75	7,000.00	5,250.00	26,250							
2	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	37.76	AC		1.00	1.00	1.00	175.00	175.00	6,608							

REVIEW DATE 03/01/2023 BY KS Total Acres: 42.76 Total Land Value: 32,858 Market: 0 Agricultural: 0 Common: 32,858 PRINTED 06/08/2026 BY SYS