

COMM SW COR OF SW1/4 OF NW1/4, 0
 RUN N 149.64 FT FOR POB, RUN W 3
 FT, E 360 FT, S 606.40 FT TO POB

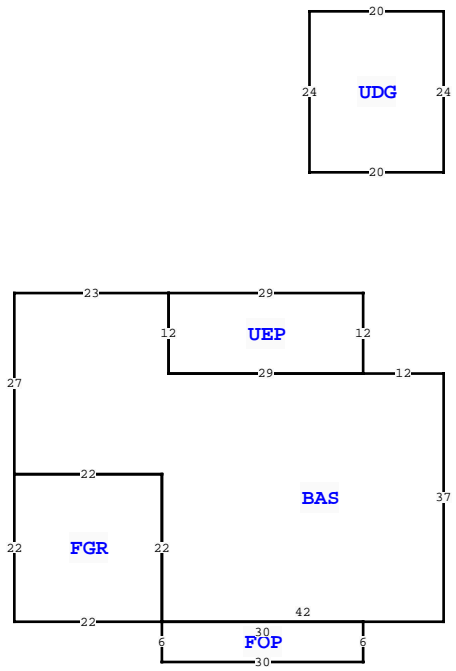
FOUNTAIN FRITZ M/FOUNTAIN MARIE M
 597 NW RODEO CT
 LAKE CITY, FL 32055

2026

30-3S-16-02398-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,160	100	
FGR	484	55	
FOP	180	30	
UDG	480	55	
UEP	348	60	
TOTALS	3,652		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2001								
Heated Area: 2160						HX Base Yr 2001					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			266,456
TOTAL MARKET OB/XF VALUE			6,620
TOTAL LAND VALUE - MARKET			51,102
TOTAL MARKET VALUE			324,178
SOH/AGL Deduction			118,510
ASSESSED VALUE			205,668
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			154,257
TOTAL JUST VALUE			324,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043718	Roof Replacement	14,000	02/15/2022
16920	SFR	350	05/03/2000

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

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	0166	CONC, PAVMT	0	100	0	0	0	1,080.00	UT 1.50	1.50	100	2000	2000	3	100	1,620	
2	0260	PAVEMENT-A	0	100	0	0	0	1.00	UT 0.00	0.00	100	2017	2017	3	100	2,500	
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	2017	2017	3	100	2,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS
 BAS= W12 UEP= N12 W29 S12 E29\$ W29 N12 W23 S27 FGR= S22 E22
 N22 W22\$ E22 S22 FOP= S6 E30 N6 W30\$ E42 N37\$ PTR= N30 UDG=
 N24 W20 S24 E20\$ S30\$.

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	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.85	12,000.00	10,200.00	51,102							