COMM SW COR OF SW1/4 OF NW1/4, O
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

2027

30-3S-16-02398-001

BUILDING CHARACTERISTICS

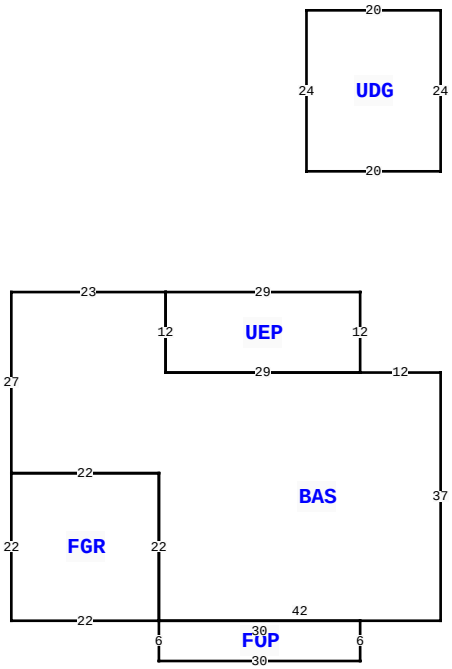
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	191,435
FGR	484	55		266	23,575
FOP	180	30		54	4,786
UDG	480	55		264	23,398
UEP	348	60		209	18,524
TOTALS	3,652			2,953	261,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,953	107.4240	118.17	348,956	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 2160 HX Base Yr 2001



597 NW RODEO CT, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	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	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,717
TOTAL MARKET OB/XF VALUE		6,620
TOTAL LAND VALUE - MARKET		51,102
TOTAL MARKET VALUE		319,439
SOH/AGL Deduction		107,601
ASSESSED VALUE		211,838
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,427
TOTAL JUST VALUE		319,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,178

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						

BUILDING NOTES

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 6,620

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	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							

REVIEW DATE 04/26/2022 BY JS Total Acres: 5.01 Total Land Value: 51,102 Market: 0 Agricultural: 0 Common: 51,102 PRINTED 11/17/2026 BY SYS