

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

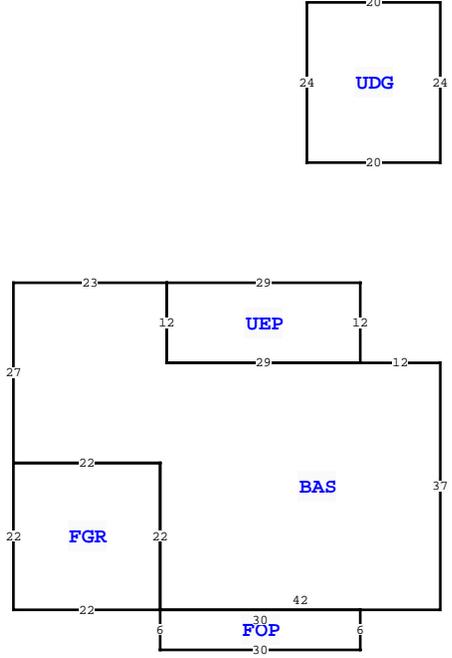
FOUNTAIN FRITZ M/FOUNTAIN MARIE M  
 597 NW RODEO CT  
 LAKE CITY, FL 32055

**2026**

30-3S-16-02398-001

BUILDING CHARACTERISTICS		
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 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 Units	05	CONV 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
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			271,218
TOTAL MARKET OB/XF VALUE			6,620
TOTAL LAND VALUE - MARKET			51,102
TOTAL MARKET VALUE			328,940
SOH/AGL Deduction			123,272
ASSESSED VALUE			205,668
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			154,257
TOTAL JUST VALUE			328,940
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	NOTES
1	0166	CONC, PAVMT	0	100	0	1,080.00	UT	1.50	1.50	
2	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	

TOTAL OB/XF												
6,620												

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							