LOTS 24 & 25-AA, THREE RIVERS ES
PLAT BK 3, PG 54, LESS & EX 1 AC
EAST SIDE DESC IN ORB 571-80.

TRAVIS RONALD O/TRAVIS SYBIL
1441 SW MONTANA ST
FORT WHITE, FL 32038

2025

00-00-00-00854-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

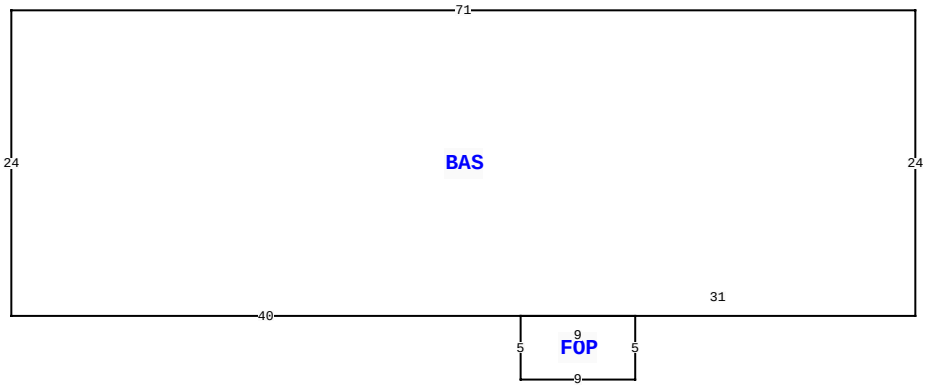
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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 02
NEIGHBORHOOD/LOC	100000.11	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100		1,704	132,514
FOP	45	30		14	1,089
TOTALS	1,749			1,718	133,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	106.8200	119.64	205,542	1960	1976	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1704 HX Base Yr



1441 SW MONTANA ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,602
TOTAL MARKET OB/XF VALUE		11,980
TOTAL LAND VALUE - MARKET		19,800
TOTAL MARKET VALUE		165,382
SOH/AGL Deduction		75,749
ASSESSED VALUE		89,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,911
TOTAL JUST VALUE		165,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38227	STORAGE	225	06/13/2019
30436	MAINT/ALTR	30	09/04/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0657/0426	7/20/1988	WD	Q	I		45,000
GRANTOR: TRAVIS DAYTON						
GRANTEE: TRAVIS RONALD						
0571/0081	10/01/1983	WD	Q	I		43,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S24 E40 FOP= S5 E9 N5 W9$ E31 N24$.

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	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	8,400	
7	0166	CONC,PAVMT	0	100	3	24	72.00	UT	2.50	2.50	100	2019	2019	3	100	180	

LAND DESCRIPTION

TOTAL OB/XF 11,980

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	315.00	0.00	1.00	LT		1.00	1.00	1.10	18,000.00	19,800.00	19,800							

REVIEW DATE 08/07/2019 BY DF Total Acres: 1.46 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 06/09/2025 BY SYS