

LOT 58-C & 59 UNIT 19 THREE RIVE
598-642, 827-415, 385-414, 877-2

CLARK CAROLYN DYESS
366 SW MONTANA ST
FORT WHITE, FL 32038

2026

00-00-00-01191-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	09	PINE WOOD 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
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	100000.19 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	51,948
UOP	54	20		11	887
USP	128	35		45	3,630

TOTALS	826			700	56,466
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	100	12	16	192.00	UT	2.00	2.00	
2	0296	SHED METAL	0	100	10	16	160.00	UT	3.00	3.00	
3	0031	BARN,MT AE	0	100	30	45	1,350.00	UT	9.00	9.00	
4	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		A-1	100.00	0.00	1.00	LT	
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1 SINGLE FAM

100% - 2013

Heated Area: 644

HX Base Yr 2013

USP

BAS

UOP

366 SW MONTANA ST, FORT WHITE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/30/2024

MLU

TOTAL OB/XF											
15,814											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		56,466	
TOTAL MARKET OB/XF VALUE		15,814	
TOTAL LAND VALUE - MARKET		21,600	
TOTAL MARKET VALUE		93,880	
SOH/AGL Deduction		31,433	
ASSESSED VALUE		62,447	
TOTAL EXEMPTION VALUE		HX HB 37,447	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		93,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		93,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052727	Remodel	4,347	03/27/2025
30076	GARAGE	194	04/16/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1084/0953	5/09/2006	WD	Q	I	
					SALE PRICE 45,000
GRANTOR: METZGAR					
GRANTEE: CAROLYN DYESS					
0877/2157	3/31/1999	WD	Q	I	
					30,000
GRANTOR: SMITH					
GRANTEE: METZGAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W10 USP= N8 W16 S8 E16\$ W22 S12 E6 S10 E6 UOP= S6 E9 N6 W9\$ E20 N22\$.											