COMM NE COR OF NW1/4 OF SW1/4, S
POB, CONT S 330.89 FT, W 654.56
E 654.56 FT TO POB. (AKA PART OF

BESSINGER HARVEY LEE JR/BESSINGER PEGGY NEIL
158 SW CONESTOGA WAY
FORT WHITE, FL 32038

2026

14-7S-16-04226-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

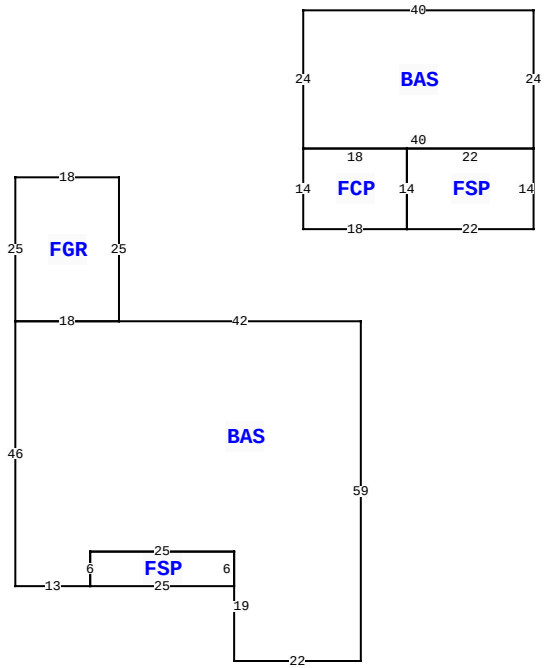
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	14716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	97,406
BAS	2,896	100		2,896	293,840
FCP	252	25		63	6,392
FGR	450	55		248	25,163
FSP	150	40		60	6,088
FSP	308	40		123	12,480
TOTALS	5,016			4,350	441,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,350	113.2400	126.83	551,710	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2018 Heated Area: 3856 HX Base Yr 2018



158 SW CONESTOGA WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		441,368
TOTAL MARKET OB/XF VALUE		45,395
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		536,763
SOH/AGL Deduction		217,177
ASSESSED VALUE		319,586
TOTAL EXEMPTION VALUE	HX HB 13	319,586
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		536,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,153

SALE:1:1: 10.02 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32244	M H	388	08/29/2014
31470	GARAGE	195	09/25/2013
29123	SFR	392	01/10/2011
23844	POOL ENCL	85	11/14/2005
23493	POOL	170	08/15/2005
22836	SFR	680	02/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/483	7/31/2025	LE	U	I	14	100
GRANTOR: BESSINGER HARVEY LEE						
GRANTEE: DAVIS AMANDA LEIGH						
1546/480	7/31/2025	QC	U	I	11	100
GRANTOR: BESSINGER HARVEY LEE						
GRANTEE: BESSINGER PEGGY NEI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FGR= N25 W18 S25 E18$ W18 S46 E13 FSP= E25 N6 W25 S6$ N6 E25 S19 E22 N59$ PTR= N30 E30 BAS= N24 W40 S24 E40$ FSP= W22 FCP= W18 S14 E18 N14$ S14 E22 N14$ S30 W30$.

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	0282	POOL ENCL	0	100	25	40	1,000.00	UT	15.00	15.00	100	2005	2005	3	40	6,000	
2	0280	POOL R/CON	0	100	26	12	312.00	UT	70.00	70.00	100	2005	2005	3	47	10,265	
3	0166	CONC,PAVMT	0	100	4	120	480.00	UT	2.50	2.50	100	2005	2005	3	100	1,200	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
5	0166	CONC,PAVMT	0	100	20	30	600.00	UT	2.50	2.50	100	2005	2005	3	100	1,500	
6	0080	DECKING	0	100	14	40	560.00	UT	5.00	5.00	100	2011	2011	3	100	2,800	
7	0031	BARN,MT AE	0	100	24	30	720.00	UT	9.00	9.00	100	2011	2011	3	100	6,480	
8	0031	BARN,MT AE	0	100	40	40	1,600.00	UT	9.00	9.00	100	2011	2011	3	100	14,400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 45,395

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 02/07/2018 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/06/2025 BY SYS