

LOTS 28 & 29 UNIT 10 THREE RIVER  
666-104, 714-190, 892-465, WD 11

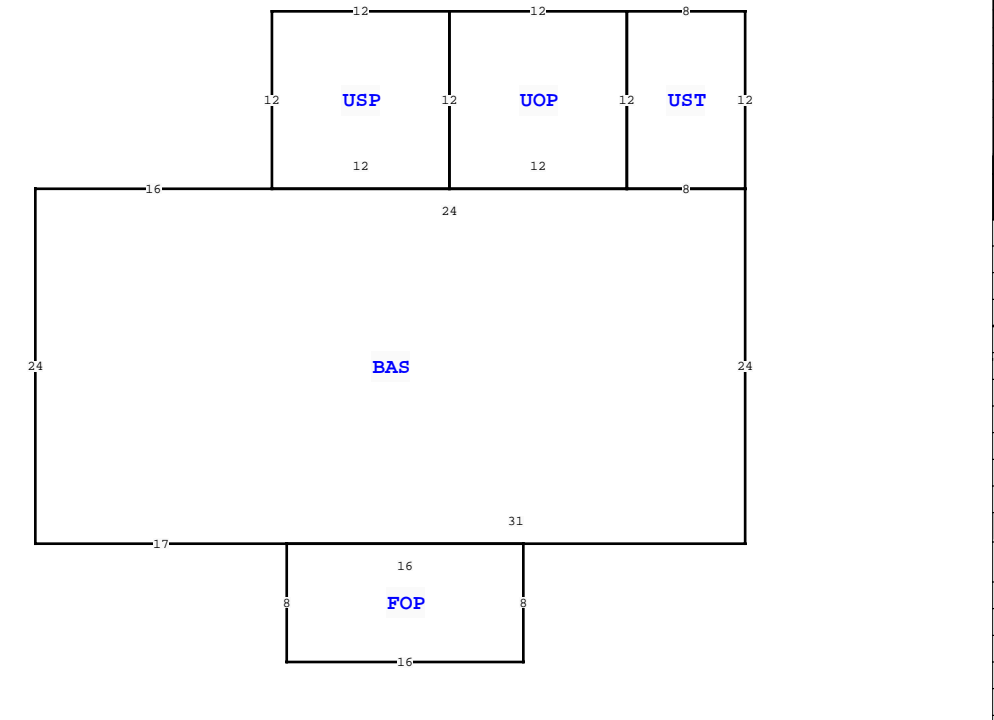
BESS ROBERT L/BESS KATHLEEN P  
856 SW MONTANA ST  
FORT WHITE, FL 32038

**2026**

00-00-00-00771-000  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,312	104.8000	117.38	154,003	1975	1975	0	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	87,894
FOP	128	30		38	2,899
UOP	144	20		29	2,213
USP	144	35		50	3,815
UST	96	45		43	3,281
<b>TOTALS</b>	<b>1,664</b>			<b>1,312</b>	<b>100,102</b>

856 SW MONTANA ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

COLUMBIA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			100,102
TOTAL MARKET OB/XF VALUE			4,100
TOTAL LAND VALUE - MARKET			43,200
TOTAL MARKET VALUE			147,402
SOH/AGL Deduction			78,179
ASSESSED VALUE			69,223
TOTAL EXEMPTION VALUE	HX HB SX		69,223
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			147,402
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054691	Roof Replacement	13,000	12/16/2025
000045983	Storage Building	8,000	11/23/2022
000042351	Electrical Servc	0	07/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0892/0465	11/05/1999	WD	Q	I	01	68,000
GRANTOR: AIMEE BESS						
GRANTEE: ROBERT L BESS						
0714/0190	2/24/1990	WD	U	I	12	56,000
GRANTOR: RICHARD PARELLA						
GRANTEE: AIMEE RENEE BESS						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W16 S24 E17 FOP= S8 E16N8 W16\$ E31 N24 UST= N12 W8 S12 E8\$ W8 UOP= N12 W12 USP= W12 S12 E12 N12\$ S12 E12\$ W24\$.												