

LOT 30 UNIT 10 THREE RIVERS ESTA
520-542, 780-1389, 788-179, 826-

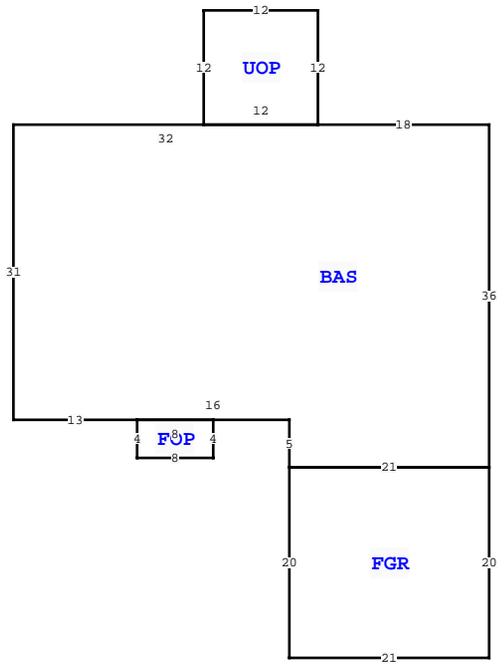
BUTLER RENEE BESS
902 SW MONTANA ST
FORT WHITE, FL 32038

2026

00-00-00-00772-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.10	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,655	100	
FGR	420	55	
FOP	32	30	
UOP	144	20	
TOTALS	2,251		
		1,925	213,603

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%	- 2009									
				Heated Area: 1655				HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	213,603		
TOTAL MARKET OB/XF VALUE	2,440		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	234,043		
SOH/AGL Deduction	156,066		
ASSESSED VALUE	77,977		
TOTAL EXEMPTION VALUE	HX HB WX SX 77,977		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	234,043		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	236,617		
SALE:3:1: LOT 30 UNIT 10 THREE RIVERS			
SALE:2:1: 1/2 INTEREST			
LAND:1:1: DOR 1994			
SALE:1:1: LOT 30 UNIT 10 THREE RIVERS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31356	MAINT/ALTR	285	08/19/2013
26768	SFR	702	02/18/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/0846	8/08/1996	WD	Q	V		4,600
GRANTOR: AQUINAS EVANS						
GRANTEE: AIMEE R BESS						
0788/0179	2/15/1994	QC	Q	V	01	2,200
GRANTOR: DAVYA BERGERON						
GRANTEE: AQUINAS EVANS						

EXTRA FEATURES		902 SW MONTANA ST, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0169	FENCE/WOOD	0.00

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W18 UOP= N12 W12 S12 E12\$ W32 S31 E13 FOP= S4 E8 N4 W8\$ E16 S5 FGR= S20 E21 N20 W21\$ E21 N36\$.												

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	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000								