LOT 58-C & 59 UNIT 19 THREE RIVE
COMM NE COR OF LOT 60, S 61 DEG
POB, S 28 DEG E 7 FT, S 61 DEG W

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

2027

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

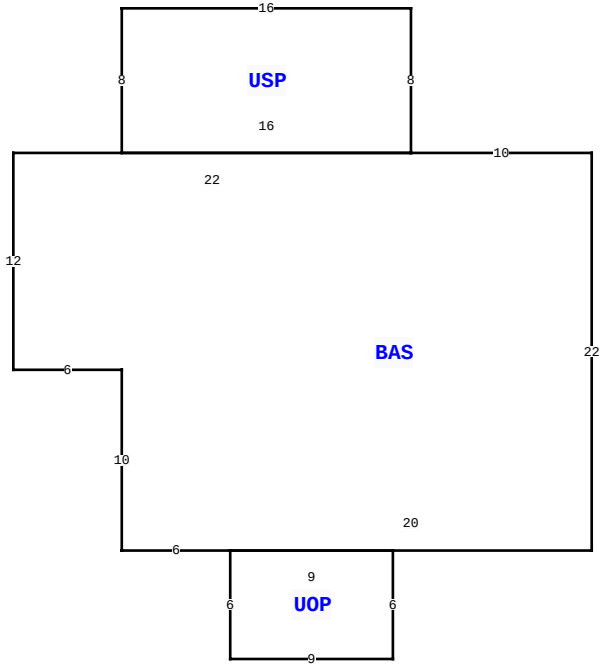
NEIGHBORHOOD/LOC 100000.19 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	51,023
UOP	54	20		11	872
USP	128	35		45	3,565
TOTALS	826			700	55,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	700	110.8080	121.89	85,323	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 644 HX Base Yr 2013



366 SW MONTANA ST, FORT WHITE

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

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	0070	CARPORT UF	0	100	12	16	192.00	UT	2.00	2.00	100	1993	1993	3	100	384	
2	0296	SHED METAL	0	100	10	16	160.00	UT	3.00	3.00	100	1993	1993	3	100	480	
3	0031	BARN,MT AE	0	100	30	45	1,350.00	UT	9.00	9.00	100	2012	2012	3	100	12,150	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,460
TOTAL MARKET OB/XF VALUE		15,814
TOTAL LAND VALUE - MARKET		28,800
TOTAL MARKET VALUE		100,074
SOH/AGL Deduction		35,941
ASSESSED VALUE		64,133
TOTAL EXEMPTION VALUE	HX HB	39,133
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,080

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 / U	V / I	RSN CD	SALE PRICE
1573/2306	6/26/2026	QC	U	I	11	100
GRANTOR: DUKES DANIEL A						
GRANTEE: DYESS CAROLYN						
1084/0953	5/09/2006	WD	Q	I		45,000
GRANTOR: METZGAR						
GRANTEE: CAROLYN DYESS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 15,814

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	100.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.20	24,000.00	4,800.00	4,800							

REVIEW DATE 03/19/2026 BY robin Total Acres: 1.15 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/18/2026 BY SYS