

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

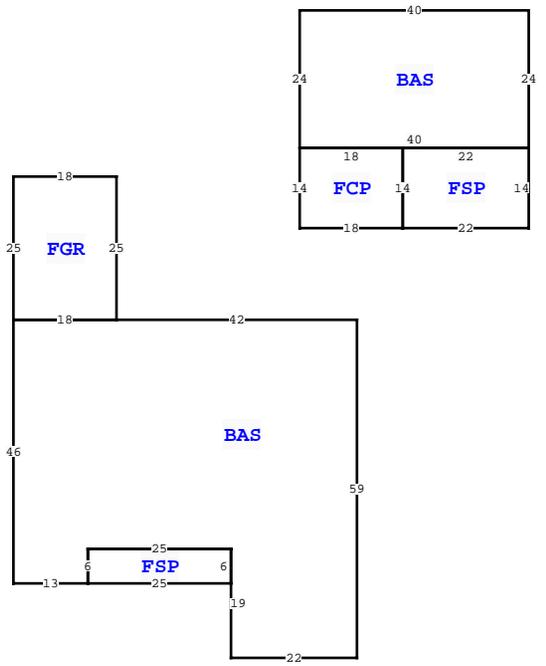
BESSINGER HARVEY LEE JR/BESSINGER PEGGY NEIL  
 158 SW CONESTOGA WAY  
 FORT WHITE, FL 32038

**2026**

14-7S-16-04226-112

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 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
BAS	960	100	
BAS	2,896	100	
FCP	252	25	
FGR	450	55	
FSP	150	40	
FSP	308	40	
TOTALS	5,016		

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	129.09	561,542	2005	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2018 Heated Area: 3856 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		449,234	
TOTAL MARKET OB/XF VALUE		45,395	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		559,629	
SOH/AGL Deduction		240,973	
ASSESSED VALUE		318,656	
TOTAL EXEMPTION VALUE		HX HB 13 318,656	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		559,629	
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0282	POOL ENCL	0	100	25	40	1,000.00	UT	15.00	100	2005
2	0280	POOL R/CON	0	100	26	12	312.00	UT	70.00	100	2005
3	0166	CONC, PAVMT	0	100	4	120	480.00	UT	2.50	100	2005
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2005
5	0166	CONC, PAVMT	0	100	20	30	600.00	UT	2.50	100	2005
6	0080	DECKING	0	100	14	40	560.00	UT	5.00	100	2011
7	0031	BARN, MT AE	0	100	24	30	720.00	UT	9.00	100	2011
8	0031	BARN, MT AE	0	100	40	40	1,600.00	UT	9.00	100	2011
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015

TOTAL OB/XF												45,395												
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			0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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\$.	