

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

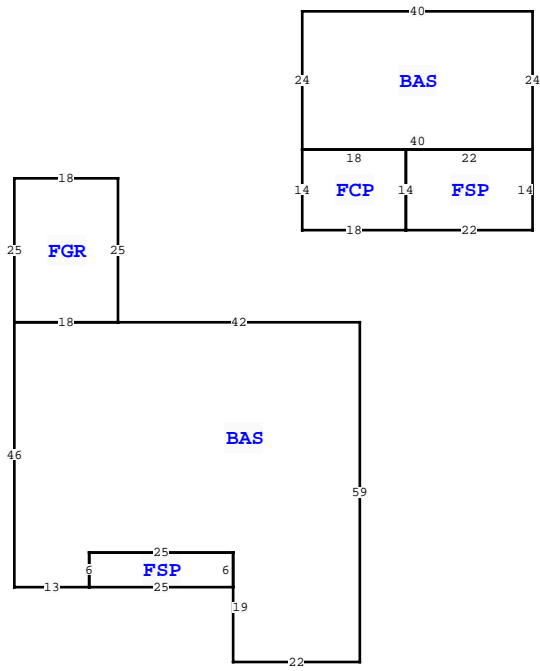
BESSINGER HARVEY LEE JR/BESSINGER PEGGY NEIL
 158 SW CONESTOGA WAY
 FORT WHITE, FL 32038

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	126.83	551,710	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			441,368
TOTAL MARKET OB/XF VALUE			45,395
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			551,763
SOH/AGL Deduction			233,107
ASSESSED VALUE			318,656
TOTAL EXEMPTION VALUE	HX HB 13		318,656
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			551,763
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			543,153

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	15.00	100	2005
2	0280	POOL R/CON	0 100	26	12	312.00	UT	70.00	70.00	100	2005
3	0166	CONC, PAVMT	0 100	4	120	480.00	UT	2.50	2.50	100	2005
4	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005
5	0166	CONC, PAVMT	0 100	20	30	600.00	UT	2.50	2.50	100	2005
6	0080	DECKING	0 100	14	40	560.00	UT	5.00	5.00	100	2011
7	0031	BARN, MT AE	0 100	24	30	720.00	UT	9.00	9.00	100	2011
8	0031	BARN, MT AE	0 100	40	40	1,600.00	UT	9.00	9.00	100	2011
9	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	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				
1	0100	C	SFR	100			0.00	0.00	5.00	AC	1.00				

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

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\$.											

LAND DESCRIPTION												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	% 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											