

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 11/27/2025

Parcel: << **00-00-00-00771-000 (3077)** >>

Owner & Property Info

Result: 2 of 9

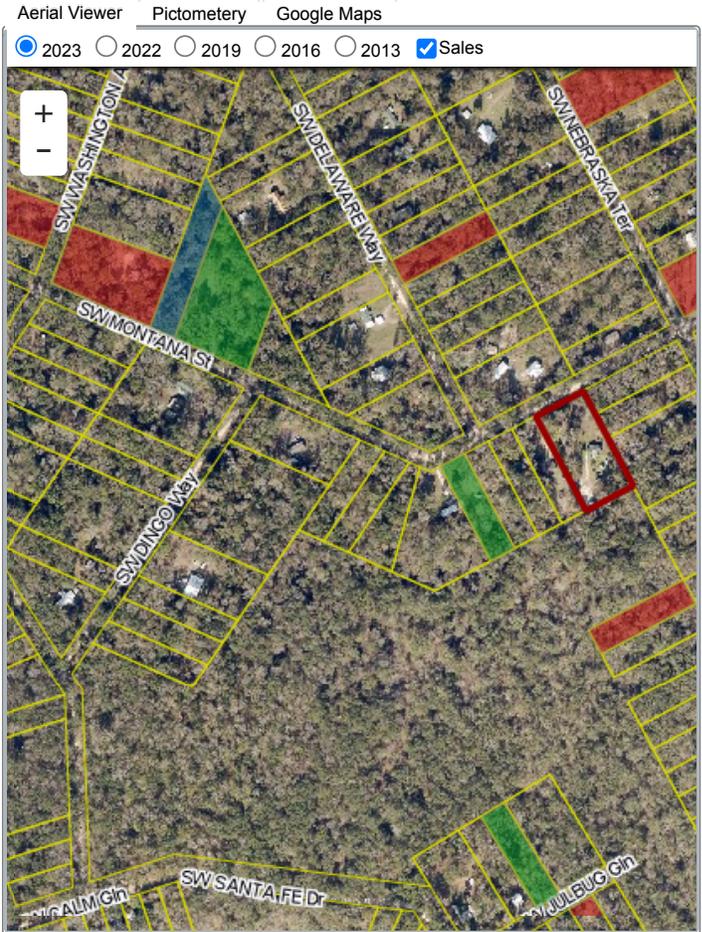
Owner	BESS ROBERT L BESS KATHLEEN P 856 SW MONTANA ST FORT WHITE, FL 32038		
Site	856 SW MONTANA ST, FORT WHITE		
Description*	LOTS 28 & 29 UNIT 10 THREE RIVERS ESTATES. 666-104, 714-190, 892-465, WD 1125-1524,		
Area	1.835 AC	S/T/R	26-6S-15
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$32,400	Mkt Land	\$32,400
Ag Land	\$0	Ag Land	\$0
Building	\$93,842	Building	\$100,102
XFOB	\$4,100	XFOB	\$4,100
Just	\$130,342	Just	\$136,602
Class	\$0	Class	\$0
Appraised	\$130,342	Appraised	\$136,602
SOH/10% Cap	\$64,839	SOH/10% Cap	\$67,177
Assessed	\$65,503	Assessed	\$69,425
Exempt	HX HB SX \$65,503	Exempt	HX HB SX \$69,425
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$40,503	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$44,425

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/5/1999	\$68,000	892 / 465	WD	I	Q	01
2/24/1990	\$56,000	714 / 190	WD	I	U	12
10/13/1988	\$28,000	666 / 104	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1975	1152	1664	\$100,102

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	2015	\$200.00	1.00	0 x 0
0169	FENCE/WOOD	2015	\$100.00	1.00	0 x 0
0296	SHED METAL	2022	\$3,800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.000 LT (1.835 AC)	1.0000/1.0000 1.0000/9000000 /	\$16,200 /LT	\$32,400

Search Result: 2 of 9

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