

AKA LOT 7 TUSTENUGGEE
PLANTATION UNIT 1 UNREC: COMM
NE COR, RUN W 3932.32 FT,

HELTON KELBY/HELTON KAYLA
909 SW MARI GOLD PL
FORT WHITE, FL 32038

2026

18-6S-17-09696-107



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	07 07
DOR CODE	5000IMPROVED AG
MAP NUM	
	MKT AREA
	02

NEIGHBORHOOD/LOC					
18617.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	121,141
BAS	1,552	100		1,552	223,822
FGR	620	55		341	49,177
FOP	128	30		38	5,480
FOP	280	30		84	12,114
UST	431	45		194	27,977

TOTALS	3,851			3,049	439,711
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	8	8	64.00	UT	5.00
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00

REVIEW DATE	11/05/2020	BY	JB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	% COND
0100	01	3,049	136.9830	153.42	467,778	2020	2020	0	0	1	5.00
2 SINGLE FAM 100% - 2018 Heated Area: 2392 HX Base Yr 2018											
138 SW HEATHER CT, FORT WHITE											

TOTAL OB/XF											
21,400											

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21,400											

Total Acres:	10.00	Total Land Value:	12,020	Market:	85,500	Agricultural:	2,520	Common:	9,500
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COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 439,711											
TOTAL MARKET OB/XF VALUE 21,400											
TOTAL LAND VALUE - MARKET 95,000											
TOTAL MARKET VALUE 473,131											
SOH/AGL Deduction 98,809											
ASSESSED VALUE 374,322											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 323,600											
TOTAL JUST VALUE 556,111											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 560,789											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38648	SFR	0	09/24/2019
34767	M H	684	12/20/2016
23539	SFR	624	08/25/2005
21905	TR/TRAILER	150	05/24/2004
19965	TR/TRAILER	75	09/16/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1311/1015	3/14/2016	WD	Q	I	01	60,000	
GRANTOR: DAVID & JULLEE HASSEB							
GRANTEE: KELBY & KAYLA HELTO							
1158/2313	9/17/2008	QC	Q	V	01	100	
GRANTOR: WILLIAM & MARY TOTTEN							
GRANTEE: DAVID & JULLEE HASS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W27 W45 S28 E23 E23 N16 E10 N3 E16 N9 \$											
BAS=[ORIG=-17,-52] N12 W30 S28 E30 N16 \$											
FGR=[ORIG=-26,28] S6 E26 N25 W16 S3 W10 S16 \$											
UST=[ORIG=0,-30] N34 W10 S12 W7 S13 E7 S9 E10 \$											
FOP=[ORIG=-27,0] N10 W28 S10 E28 \$											
FOP=[ORIG=-49,28] S8 E16 N8 W16 \$											

OTHER ADJUSTMENTS AND NOTES											

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