LOT 1 SEDGEFIELD S/D PHASE 3.

WD 1333-2293, WD 1413-2796, WD 1

HELMICK DANIEL DAY/HELMICK AMANDA NICOLE
283 SW ROLLING MEADOWS GLN
FORT WHITE, FL 32038

2027

03-6S-16-03767-301

BUILDING CHARACTERISTICS

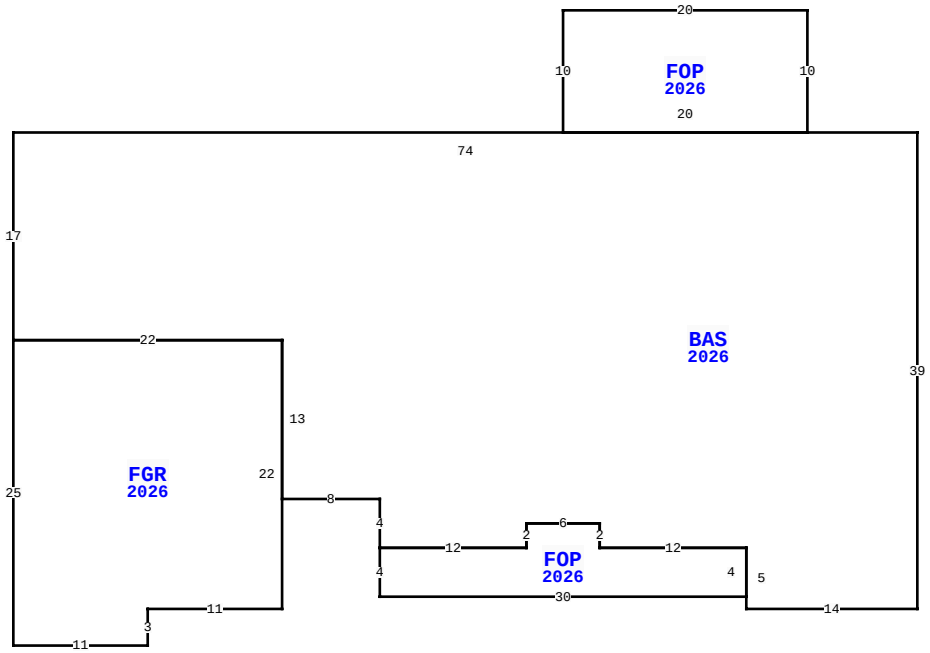
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100	2026	2,168	269,938
FGR	517	55	2026	284	35,361
FOP	132	30	2026	40	4,980
FOP	200	30	2026	60	7,471
TOTALS	3,017			2,552	317,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,552	113.1900	124.51	317,750	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2168 HX Base Yr 2026



283 SW ROLLING MEADOWS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	317,750
TOTAL MARKET OB/XF VALUE	18,960
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	395,210
SOH/AGL Deduction	13,685
ASSESSED VALUE	381,525
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	330,114
TOTAL JUST VALUE	395,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051323	New Residential C	215,000	10/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2549	8/08/2025	QC	U	V	11	100
GRANTOR: HELMICK DANIEL DAY						
GRANTEE: HELMICK DANIEL DAY						
1414/1686	6/30/2020	WD	Q	V	01	28,000
GRANTOR: SEDGEFIELD LAND COMPA						
GRANTEE: DANIEL DAY HELMICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=90,10] W74 S17 E22 S13 E8 S4 E12 N2 E6 S2 E12 S5 E14 N39 $
FGR=[YR=2026;ORIG=38,27] W22 S25 E11 N3 E11 N22 $
FOP=[YR=2026;ORIG=61,0] E20 S10 W20 N10 $
FOP=[YR=2026;ORIG=76,44] W12 N2 W6 S2 W12 S4 E30 N4 $
.

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	0040	BARN,POLE	0	100	24	40	960.00	UT	15.00	15.00	100	2026	2025		100	14,400	
2	0251	LEAN TO W/	0	100	12	40	480.00	UT	7.00	7.00	100	2026	2025		100	3,360	
3	0166	CONC,PAVMT	0	100	20	20	400.00	UT	3.00	3.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,960

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	0.00	0.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500							

REVIEW DATE 04/22/2026 BY KS Total Acres: 5.00 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 11/17/2026 BY SYS