COMM NW COR OF NE1/4, RUN E
659.33 FT FOR POB, CONT E
659.34 FT, S 662 FT, W 658.10

HELWIG DOUGLAS P/HELWIG JEAN M
307 SW MELVILLE GLN
FORT WHITE, FL 32038

2027

03-7S-16-04122-006

BUILDING CHARACTERISTICS

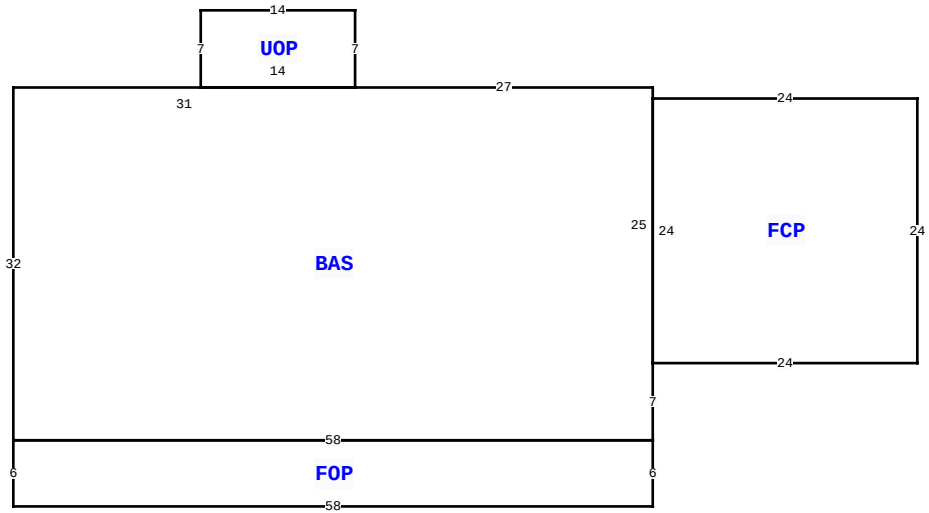
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	3716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100		1,856	149,292
FCP	576	25		144	11,583
FOP	348	30		104	8,366
UOP	98	20		20	1,609
TOTALS	2,878			2,124	170,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	112.5000	123.75	262,845	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1856 HX Base Yr 2017



307 SW MELVILLE GLN, FORT WHITE

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	20	400.00	UT	1.50	1.50	100	1996	1996	3	100	600	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,500	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	5,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	170,849
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	88,154
TOTAL MARKET VALUE	269,503
SOH/AGL Deduction	96,677
ASSESSED VALUE	172,826
TOTAL EXEMPTION VALUE	HX HB 13 172,826
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	269,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,610

SALE:2:1: 10.02 ACRES

SALE:1:1: ADDING NEW HUSBAND TO DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11073	PUMP/UTPOL	30	04/24/1996
9453	SFR	295	03/14/1995
9313	PUMP/UTPOL	75	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0873	11/17/2016	WD	Q	I	01	160,000
GRANTOR: LOWELL D CHESBOROUGH						
GRANTEE: DOUGLAS P & JEAN M						
1280/2530	9/02/2014	WD	U	I	12	85,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: LOWELL D CHESBOROUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N7 W14 S7 E14$W31 S32 FOP= S6 E58 N6 W58$ E58 N7 FCP= E24 N24 W24 S24$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 10,500

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		00	0.00	0.00	10.02	AC		1.00	1.00	0.70	11,000.00	7,700.00	77,154							
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 06/05/2026 BY NH Total Acres: 11.02 Total Land Value: 88,154 Market: 0 Agricultural: 0 Common: 88,154 PRINTED 11/17/2026 BY SYS