

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

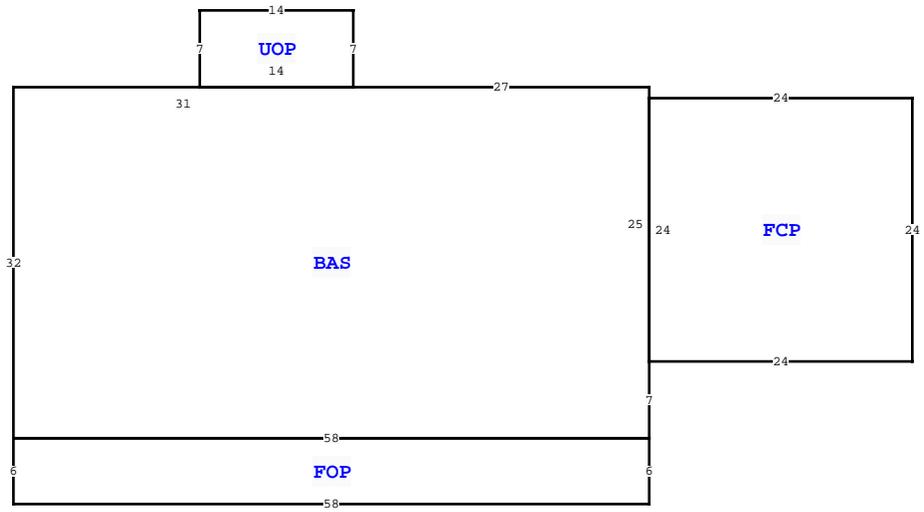
HELWIG DOUGLAS P/HELWIG JEAN M
307 SW MELVILLE GLN
FORT WHITE, FL 32038

2026

03-7S-16-04122-006
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 90	
Interior Floor	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
BAS	1,856	100	
FCP	576	25	
FOP	348	30	
UOP	98	20	
TOTALS	2,878		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017		272,403	1995	1995	0	0	35.00	65.00
Heated Area: 1856 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		177,062	
TOTAL MARKET OB/XF VALUE		8,300	
TOTAL LAND VALUE - MARKET		88,154	
TOTAL MARKET VALUE		273,516	
SOH/AGL Deduction		107,924	
ASSESSED VALUE		165,592	
TOTAL EXEMPTION VALUE		165,592	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		273,516	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		254,382	
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 CHESBOROUGH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1995
2	0166	CONC, PAVMT	0	100	20	400.00	UT	1.50	1.50	100	1996
3	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	1995
4	0020	BARN, FR	0	100	0	1.00	UT	0.00	0.00	100	1995

TOTAL OB/XF											
8,300											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/06/2026								
INC DATE		AG DATE	MLU								

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

LAND DESCRIPTION											
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		00	0.00	0.00	10.02	AC	1.00
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC	1.00