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

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

2027

18-6S-17-09696-107

BUILDING CHARACTERISTICS

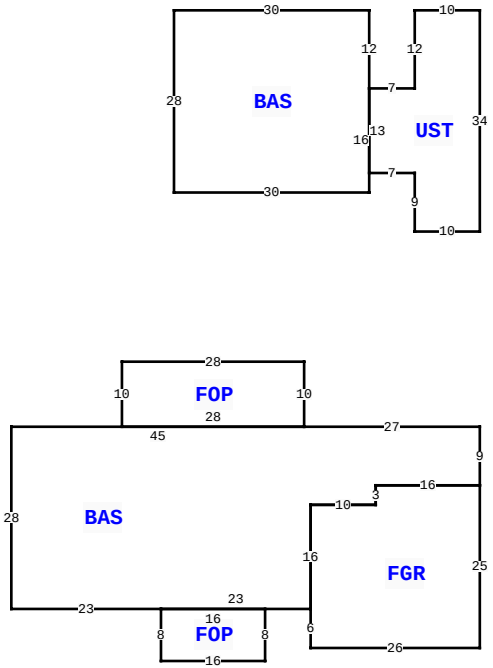
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED 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	118,977
BAS	1,552	100		1,552	219,824
FGR	620	55		341	48,299
FOP	128	30		38	5,382
FOP	280	30		84	11,898
UST	431	45		194	27,478
TOTALS	3,851			3,049	431,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	3,049	136.9830	150.68	459,423	2020	2020	0	0	1	5.00	94.00

2 SINGLE FAM 100% - 2018 Heated Area: 2392 HX Base Yr 2018



138 SW HEATHER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	431,858
TOTAL MARKET OB/XF VALUE	21,400
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	466,778
SOH/AGL Deduction	82,070
ASSESSED VALUE	384,708
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	333,297
TOTAL JUST VALUE	563,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,111

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

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 $

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	0294	SHED WOOD/	0	100	8	8	64.00	UT	5.00	5.00	100	2003	2003	3	100	320	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	12,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,080	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 21,400

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 11/05/2020 BY JB Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS