

(AKA LOT 25 TUSTENUGGEE PLANTATI
 COMM NE COR, RUN W 4590.25 FT FO
 657.94 FT, S ALONG W SEC LINE 66

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

2026

18-6S-17-09696-125



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
																						VALUATION BY		STANDARD																			
																						Tax Group: 3		Tax Dist:																			
																						BUILDING MARKET VALUE		0																			
																						TOTAL MARKET OB/XF VALUE		0																			
																						TOTAL LAND VALUE - MARKET		110,000																			
																						TOTAL MARKET VALUE		2,800																			
																						SOH/AGL Deduction		0																			
																						ASSESSED VALUE		2,800																			
																						TOTAL EXEMPTION VALUE		0																			
																						BASE TAXABLE VALUE		2,800																			
																						TOTAL JUST VALUE		110,000																			
																						NCON VALUE		0																			
																						INCOME VALUE																					
																						PREVIOUS YEAR MKT VALUE		95,000																			
																						PERMIT NUM		DESCRIPTION																			
																						27027		POOL ENCL																			
																								AMT																			
																								300																			
																								ISSUED																			
																								05/20/2008																			
																						SALES DATA																					
																						OFF RECORD		DATE		TYPE		Q		V		RSN		SALE									
																						Number				INST		U		I		CD		PRICE									
																						1370/2760		10/05/2018		WD		Q		V		01		45,000									
																						GRANTOR: STEPHEN P & KELLY K D																					
																						GRANTEE: KELBY SHANE & KAYLA																					
																						1161/2019		11/01/2008		WD		Q		V		01		100									
																						GRANTOR: SHIRLEY SCOTT, KELLY																					
																						GRANTEE: STEPHEN P & KELLY K																					
																						BUILDING NOTES																					
																						BUILDING DIMENSIONS																					
																						TOTAL OB/XF																					
																						0																					
																						LAND DESCRIPTION																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800																										
2	9910	M	MKT.VAL.AG	0					10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000																										
																						REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.00 Total Land Value: 2,800 Market: 110,000 Agricultural: 2,800 Common: 0 PRINTED 05/12/2026 BY SYS																					