E 297 FT OF N1/2 OF W1/2 OF E1/2
NE1/4 & E1/2 OF E1/2 OF SE1/4 OF
AS LIES N OF SR-18.

HAMMOND JOHN B
P O BOX 547277
ORLANDO, FL 32854

2026

36-6S-16-04082-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

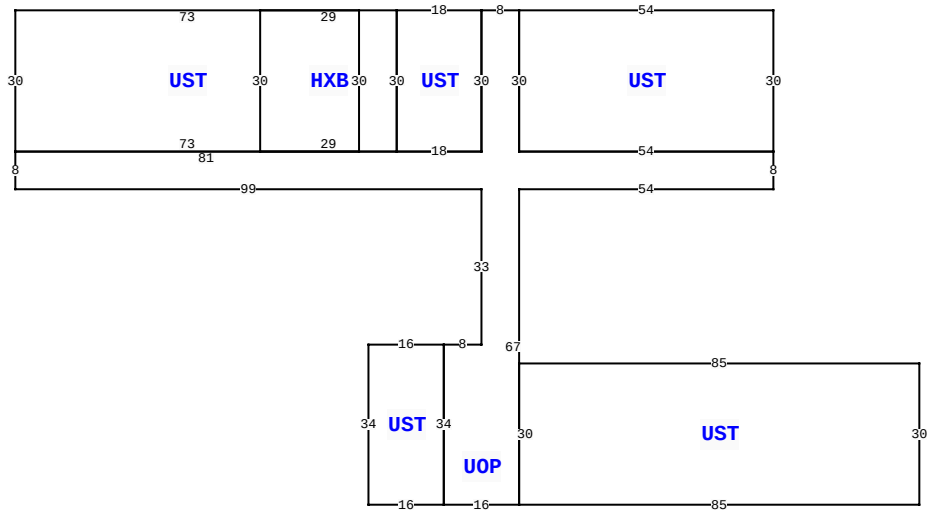
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
HXB	870	100		870	21,266
UOP	2,336	20		467	11,415
UST	540	45		243	5,940
UST	544	45		245	5,989
UST	1,620	45		729	17,820
UST	2,190	45		986	24,102
UST	2,550	45		1,148	28,062
TOTALS	10,650			4,688	114,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,688	54.5625	61.11	286,484	1960	1960	25	0	0	35.00	40.00

2 SINGLE FAM 0% - 0 Heated Area: 870 HX Base Yr



3489 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,594
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	189,594
SOH/AGL Deduction	0
ASSESSED VALUE	189,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,594
TOTAL JUST VALUE	189,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1211	6/29/2022	LE	U	I	14	100
GRANTOR: HAMMOND JOHN B						
GRANTEE: HAMMOND JOHN B						
1469/1199	6/16/2022	LE	U	I	14	100
GRANTOR: HAMMOND JOHN B						
GRANTEE: HAMMOND JOHN B (LIF						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W73 S30 UOP= S8 E99 S33W8 UST= W16 S34 E16 N34$ S34 E16 UST= E85 N30 W85 S30$ N67E54 N8 UST= N30 W54 S30 E54$ W54 N30 W8 UST= W18 S30 E18 N30$ S30 W18 HXB= N30 W29 S30E29$ W81$ E73 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,000							

REVIEW DATE 06/29/2015 BY DF Total Acres: 10.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/18/2025 BY SYS