COMM SW COR OF NE1/4 OF NE1/4 OF
1330.82 FT, EAST 286.45 FT FOR P
402.45 FT TO SW R/W I-75, SE ALO

HAMMONDS GARY/HAMMONDS DEBRA
4809 SUWANNEE VALLEY RD
WELLBORN, FL 32094

2027

26-2S-15-00098-002

BUILDING CHARACTERISTICS

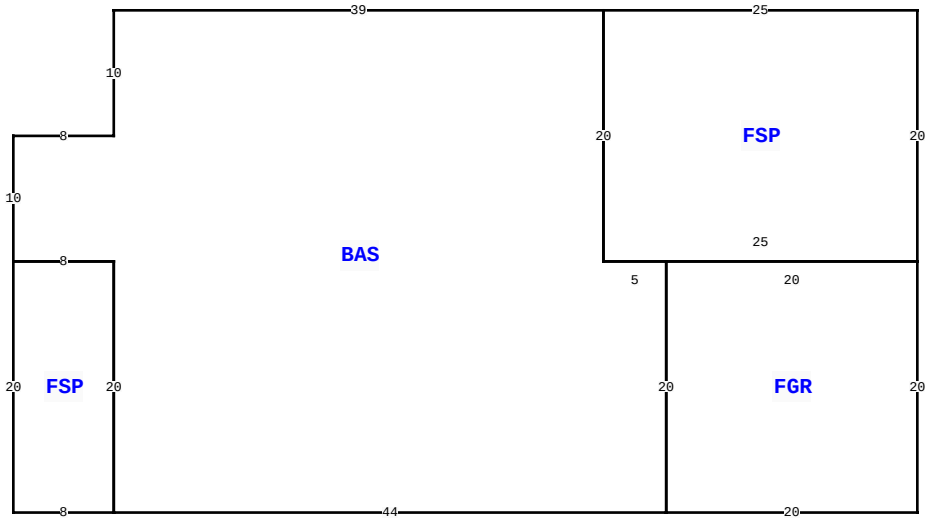
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	156,919
FGR	400	55		220	19,841
FSP	160	40		64	5,772
FSP	500	40		200	18,037
TOTALS	2,800			2,224	200,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	2,224	121.7108	94.93	211,124	2021	2021	0	0	0	5.00	95.00

1 SFR/BARNDO 0% - 2024 Heated Area: 1740 HX Base Yr



4809 NW SUWANNEE VALLEY RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	0030	BARN,MT	0	0	34	65	2,210.00	UT	15.00	15.00	100	2017	2017	3	100	33,150	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1,660.00	UT	3.00	3.00	100	2022	2021		100	4,980	
5	0030	BARN,MT	0	0	30	60	1,800.00	UT	12.00	12.00	100	2022	2021		100	21,600	
6	0030	BARN,MT	0	0	24	36	864.00	UT	12.00	12.00	100	2022	2021		100	10,368	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	200,568
TOTAL MARKET OB/XF VALUE	81,598
TOTAL LAND VALUE - MARKET	74,452
TOTAL MARKET VALUE	356,618
SOH/AGL Deduction	0
ASSESSED VALUE	356,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,618
TOTAL JUST VALUE	356,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051301	Electrical Servic	0	10/29/2024
000042921	New Residential C	125,000	10/07/2021
000042899	Electrical Servic	0	10/05/2021
35278	PUMP/UTPOL	50	05/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1501	10/06/2023	WD	Q	I	05	425,000
GRANTOR: HELMS KIM MARIE						
GRANTEE: HAMMONDS GARY						
1328/1268	1/02/2017	WD	Q	V	01	45,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: KIM MARIE HELMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] W39 S10 W8 S10 E8 S20 E44 N20 W5 N20 $
FSP=[ORIG=70,10] E25 S20 W25 N20 $
FSP=[ORIG=23,30] E8 S20 W8 N20 $
FGR=[ORIG=75,30] E20 S20 W20 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 81,598

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	0700	C	MISC RES	0			0.00	0.00	9.22	AC		1.00	1.00	0.85	9,500.00	8,075.00	74,452							

REVIEW DATE 03/05/2025 BY TW Total Acres: 9.22 Total Land Value: 74,452 Market: 0 Agricultural: 0 Common: 74,452 PRINTED 11/17/2026 BY SYS