

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

2026

26-2S-15-00098-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	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
BAS	1,740	100	
FGR	400	55	
FSP	160	40	
FSP	500	40	
TOTALS	2,800		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/BARND	0%	- 2024								

TOTAL ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
121.7108	97.37	216,551	2021	2021	0	0	0	5.00	95.00								

HEATED AREA: 1740		HX Base Yr	
39	25	10	20
10	20	20	20
20	20	5	20
20	20	20	20
44	20		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	205,723		
TOTAL MARKET OB/XF VALUE	81,598		
TOTAL LAND VALUE - MARKET	74,452		
TOTAL MARKET VALUE	361,773		
SOH/AGL Deduction	0		
ASSESSED VALUE	361,773		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	361,773		
TOTAL JUST VALUE	361,773		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	345,235		

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0030	BARN,MT	0	0	34	65	2,210.00	UT	15.00	15.00	100
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0166	CONC,PAVMT	0	0	0	0	1,660.00	UT	3.00	3.00	100
5	0030	BARN,MT	0	0	30	60	1,800.00	UT	12.00	12.00	100
6	0030	BARN,MT	0	0	24	36	864.00	UT	12.00	12.00	100

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	
			05/04/2026 MLU

TOTAL OB/XF											
81,598											

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0700	C	MISC RES	0			0.00	0.00	9.22	AC	1.00

TOTAL OB/XF											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
9,500.00	8,075.00	74,452									