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

2027

36-6S-16-04082-000

BUILDING CHARACTERISTICS

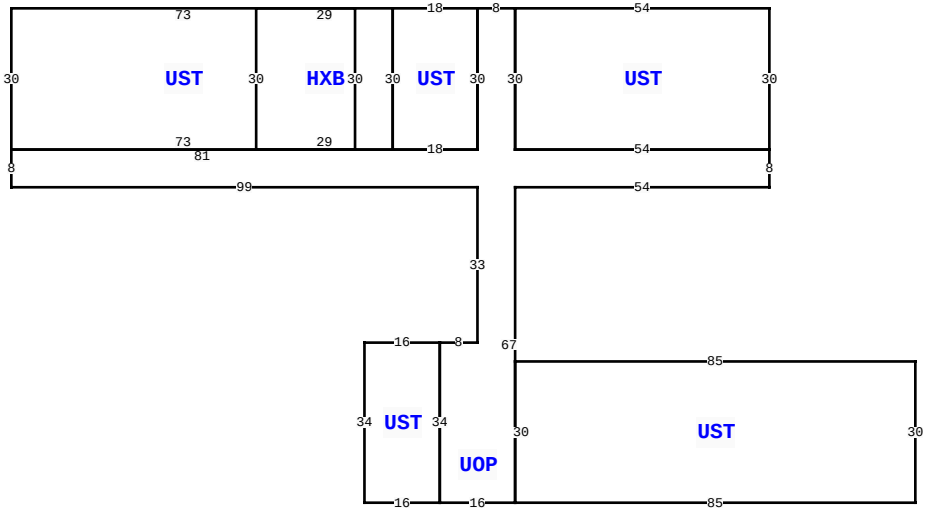
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	20,887
UOP	2,336	20		467	11,212
UST	540	45		243	5,834
UST	544	45		245	5,882
UST	1,620	45		729	17,502
UST	2,190	45		986	23,672
UST	2,550	45		1,148	27,561
TOTALS	10,650			4,688	112,550

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	60.02	281,374	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	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	112,550
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	212,550
SOH/AGL Deduction	0
ASSESSED VALUE	212,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,550
TOTAL JUST VALUE	212,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055992	Electrical Servic		06/26/2026

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	10,000.00	10,000.00	100,000							

REVIEW DATE 05/14/2026 BY NH Total Acres: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS