COMM SW COR OF NE1/4 OF NE1/4
OF SEC, RUN N 1330.82 FT, EAST
286.45 FT FOR POB, CONT EAST

HELMS KIM MARIE
4809 SUWANNEE VALLEY RD
WELLBORN, FL 32094

2021

26-2S-15-00098-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD	26215.00		1.10

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4809 NW SUWANNEE VALLEY Rd, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,890
TOTAL LAND VALUE - MARKET	36,949
TOTAL MARKET VALUE	56,839
SOH/AGL Deduction	0
ASSESSED VALUE	56,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,839
TOTAL JUST VALUE	56,839
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1328/1268	1/02/2017	WD	Q	V	01	45,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: KIM MARIE HELMS						
1325/1756	10/26/2016	CT	U	V	18	100
GRANTOR: CLERK OF COURT (MICHA						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

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	9.00	9.00	100	2017	2017	3	100	19,890	

LAND DESCRIPTION

TOTAL OB/XF 19,890

LN	USE CODE	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	MISC RES	0			0.00	0.00	9.22	AC		1.00	1.00	0.85	4,300.00	3,655.00	33,699							
2	9945	WELL/SEPT	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 05/23/2017 BY TW Total Acres: 9.22 Total Land Value: 36,949 Market: 0 Agricultural: 0 Common: 36,949 PRINTED 09/23/2021