LOT 29 BLK A WOODCREST S/D.
856-1983, 875-876, QC 1200-1347,

WRIGHT AUSTIN/MADDOX SUMMER
140 SW HUMMINGBIRD GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-129

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06

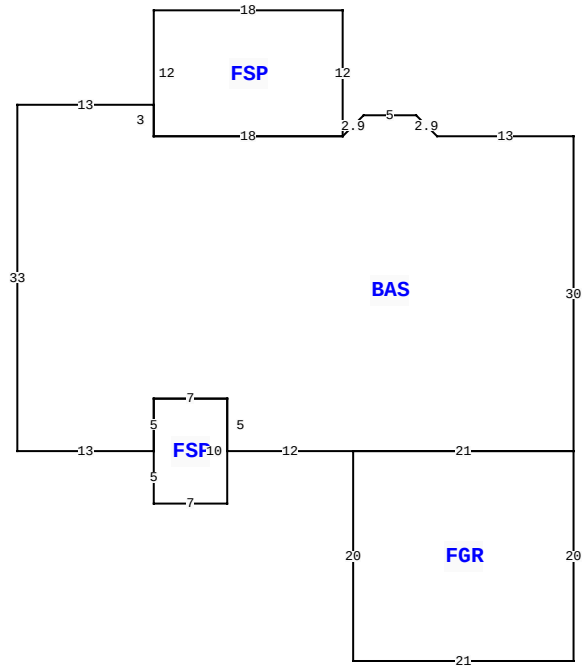
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	189,456
FGR	420	55		231	27,217
FSP	70	40		28	3,299
FSP	216	40		86	10,133
TOTALS	2,314			1,953	230,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	134.0123	150.09	293,126	1998	2005	0	0	0	21.50	78.50

1 SINGLE FAM 50% - 2024 Heated Area: 1608 HX Base Yr 2024



140 SW HUMMINGBIRD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,104
TOTAL MARKET OB/XF VALUE		10,669
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		275,773
SOH/AGL Deduction		0
ASSESSED VALUE		275,773
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		225,051
TOTAL JUST VALUE		275,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13903	SFR	260	04/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1775	8/27/2024	QC	U	I	11	100
GRANTOR: WRIGHT AUSTIN						
GRANTEE: WRIGHT AUSTIN						
1504/1048	12/08/2023	WD	Q	I	01	309,000
GRANTOR: GOMEZ DAVID						
GRANTEE: WRIGHT AUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U2 L2 W5 L2 D2 FSP= N12 W18 S12 E18$ W18 N3 W13 S33 E13 FSP= S5 E7 N10 W7S5$ N5 E7 S5 E12 FGR= S20 E21N20 W21$ E21 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
1	0166	CONC,PAVMT	0	50	0	0	904.00	UT	1.50	1.50	100	1998	1998	3	100	1,356	
2	0169	FENCE/WOOD	0	50	25	7	175.00	UT	7.50	7.50	100	1998	1998	3	100	1,313	
3	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
4	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 10,669

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	50		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/11/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS