LOT 31 BLK A WOODCREST S/D.
827-330, 961-2652, LE 1327-1890,

CAMIEL REAL ESTATE, LLC
351 SW CREWS FARM TER
LAKE CITY, FL 32025

2026

11-4S-16-02905-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

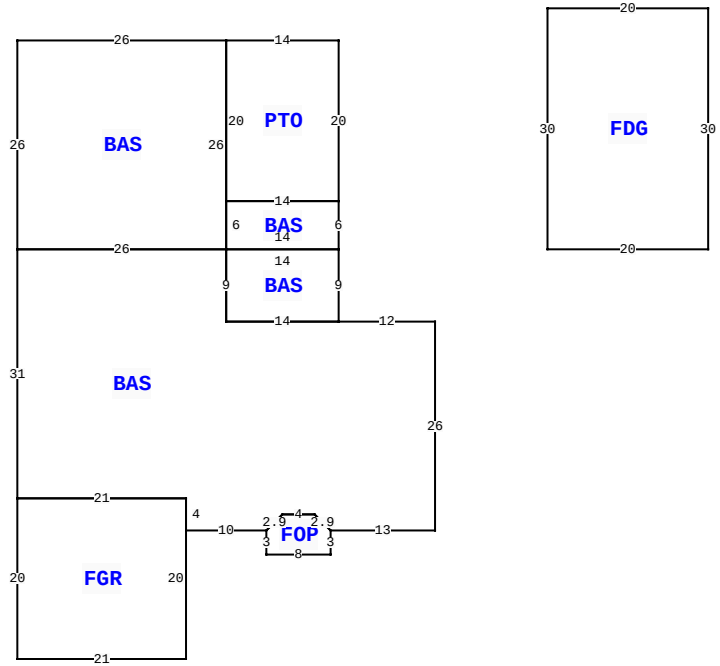
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	84	100		84	5,834
BAS	126	100		126	8,751
BAS	676	100		676	46,951
BAS	1,490	100		1,490	103,487
FDG	600	60		360	25,004
FGR	420	55		231	16,044
FOP	36	30		11	764
PTO	280	5		14	972
TOTALS	3,712			2,992	207,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,992	101.6595	113.86	340,669	1996	1996	0	0	10	29.00	61.00

1 SINGLE FAM 100% - 2024 Heated Area: 2376 HX Base Yr 2024



168 SW HUMMINGBIRD GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,808
TOTAL MARKET OB/XF VALUE		2,846
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		245,654
SOH/AGL Deduction		0
ASSESSED VALUE		245,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,932
TOTAL JUST VALUE		245,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053803	Roof Replacement	6,500	08/08/2025
20549	ADDN SFR	235	03/25/2003
11330	SFR	265	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/741	7/22/2025	WD	U	I	37	130,000
GRANTOR: PLUMMER CHARLES E II						
GRANTEE: CAMIEL REAL ESTATE,						
1327/1890	12/19/2016	LE	U	I	14	100
GRANTOR: HAZEL G PLUMMER (LIFE						
GRANTEE: CHARLES E PLUMMER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S31 FGR= S20 E21 N20 W21$ E21 S4 E10 FOP= S3 E8 N3 L2 U2 W4 D2 L2 $ R2 U2 E4 D2 R2 E13 N26 W12 BAS= N9 BAS= N6 PTO= N20 W14 S20 E14$ W14 S6 E14$ W14 S9 E14$ W14 N9 BAS= N26 W26 S26 E26 $ PTR= E40 FDG= E20 N30 W20 S30$ W40$.

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	100	0	0	1,501.00	UT	1.50	1.50	100	1996	1996	3	100	2,252	
2	0166	CONC,PAVMT	0	100	11	27	297.00	UT	2.00	2.00	100	2003	2003	3	100	594	

LAND DESCRIPTION

TOTAL OB/XF 2,846

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	100		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 10/06/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS