

LOT 32 BLK A WOODCREST S/D.
825-1124. WD 1067-1046, QC 1092-

AMBROSINE JANICE E
169 SW HUMMINGBIRD GLN
LAKE CITY, FL 32024

2025

11-4S-16-02905-132



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	03 100
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	1,521	100		1,521	133,291
FDG	600	60		360	31,548
FGR	420	55		231	20,243
FOP	49	30		15	1,315
USP	288	35		101	8,851
TOTALS	2,878			2,228	195,247

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	4,202.00	UT	1.50
2	0280	POOL R/CON	0	100	13	26	388.00	UT	70.00
3	0282	POOL ENCL	0	100	28	40	1,120.00	UT	15.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2016

Heated Area: 1521

HX Base Yr 2016

169 SW HUMMINGBIRD GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF									
24,187									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	4,202.00	UT	1.50
2	0280	POOL R/CON	0	100	13	26	388.00	UT	70.00
3	0282	POOL ENCL	0	100	28	40	1,120.00	UT	15.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		195,247	
TOTAL MARKET OB/XF VALUE		24,187	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		254,434	
SOH/AGL Deduction		95,356	
ASSESSED VALUE		159,078	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		108,356	
TOTAL JUST VALUE		254,434	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18501	POOL	130	07/12/2001
11321	SFR	260	06/25/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1128/2147	8/14/2007	WD	Q	I	
GRANTOR: DEUTSCHE BANK NATIONA					SALE PRICE
GRANTEE: JACK & JANICE AMBRO					190,000
1115/0379	3/07/2007	CT	U	I	100
GRANTOR: CLERK OF COURTS					
GRANTEE: DEUTSCHE BANK NATIO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 U2 L2 W7 L2 D2 USP= N12 W24 S12 E24\$ W27 S30E12									
FOP= S3 E8 N4 W1 N3 W6 S4W1\$ E1 N4 E6 S3 E12 FGR= S20E21 N20									
W21\$ E21 N29\$ PTR= N30 FDG= N20 W30 S20 E30\$ S30\$.									