LOT 34 BLK A WOODCREST S/D.

861-1893, WD 1269-116

NICHOLSON MIKE/NICHOLSON KELLY
141 SW HUMMINGBIRD GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

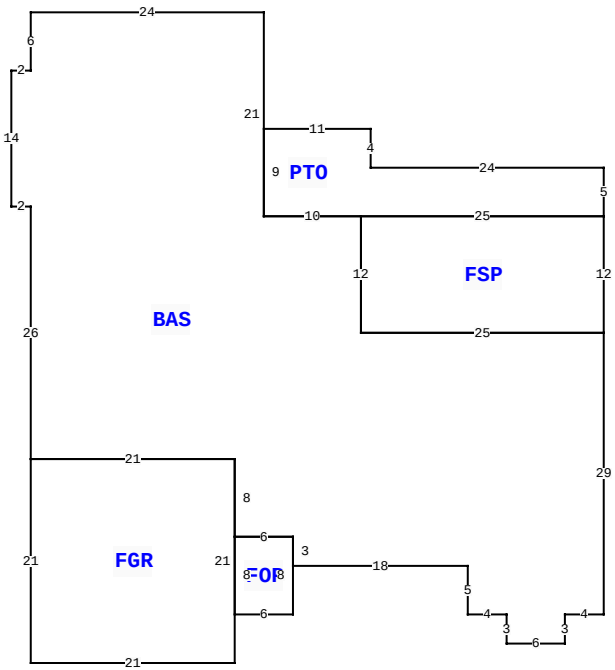
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,195	100		2,195	175,253
FGR	441	55		243	19,401
FOP	48	30		14	1,118
FSP	300	40		120	9,581
PTO	219	5		11	878
TOTALS	3,203			2,583	206,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	106.5260	119.31	308,178	1998	1998	0	0	0	33.08	66.92

1 SINGLE FAM 100% - 1999 Heated Area: 2195 HX Base Yr 1999



141 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		206,233
TOTAL MARKET OB/XF VALUE		26,061
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		267,294
SOH/AGL Deduction		88,488
ASSESSED VALUE		178,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,084
TOTAL JUST VALUE		267,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16519	POOL	95	01/20/2000
14217	SFR	350	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1269/0116	1/27/2014	WD	U	I	30	100
GRANTOR: MIKE & KELLI NICHOLSO						
GRANTEE: MIKE & KELLY NICHOL						
0861/1893	6/30/1998	WD	Q	V		11,000
GRANTOR: GIEBEIG						
GRANTEE: NICHOLSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S6 W2 S14 E2 S26 FGR= S21 E21 N21 W21$ E21 S8 FOP= S8 E6 N8 W6$ E6 S3 E18 S5 E4 S3 E6 N3 E4 N29 FSP= N12 W25 S12 E25$ W25 N12 PTO= E25 N5 W24 N4 W11 S9 E10$ W10 N21$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,801.00	UT	1.50	1.50	100	1998	1998	3	100	2,702	
3	0280	POOL R/CON	0	100	16	29	464.00	UT	70.00	70.00	100	2000	2000	3	40	12,992	
4	0166	CONC,PAVMT	0	100	0	0	586.00	UT	1.50	1.50	100	2000	2000	3	100	879	
5	0294	SHED WOOD/	0	100	14	20	280.00	UT	12.00	12.00	80	2009	2009	3	80	2,688	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 26,061

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 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