LOT 35 BLK A WOODCREST S/D.

822-2185

ADAMS CHAD/LARSON NANCY J
119 SW HUMMINGBIRD GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-135

BUILDING CHARACTERISTICS

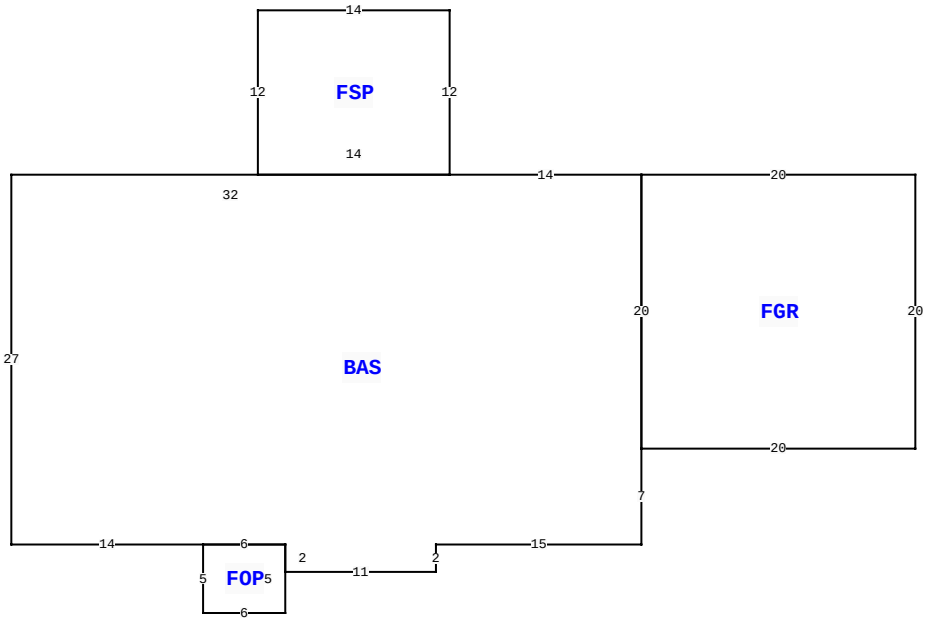
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,264	100		1,264	113,233
FGR	400	55		220	19,708
FOP	30	30		9	807
FSP	168	40		67	6,002
TOTALS	1,862			1,560	139,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	116.2260	130.17	203,065	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 1997 Heated Area: 1264 HX Base Yr 1997



119 SW HUMMINGBIRD GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,749
TOTAL MARKET OB/XF VALUE		6,117
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		180,866
SOH/AGL Deduction		65,263
ASSESSED VALUE		115,603
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,881
TOTAL JUST VALUE		180,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31671	MAINT/ALTR	35	01/06/2014
10825	SFR	215	02/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0822/2185	5/31/1996	WD	Q	I		68,900

GRANTOR: PETE GIEBEIG

GRANTEE: CHAD ADAMS & NANCY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W14 S12 E14$ W32 S27 E14 FOP= S5 E6 N5 W6$ E6 S2 E11 N2 E15 N7 FGR= E20 N20 W20 S20$ N20$.

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	1,041.00	UT	1.50	1.50	100	1996	1996	3	100	1,562	
2	0169	FENCE/WOOD	0	100	0	0	154.00	UT	7.50	7.50	100	1996	1996	3	100	1,155	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1996	1996	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 6,117

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