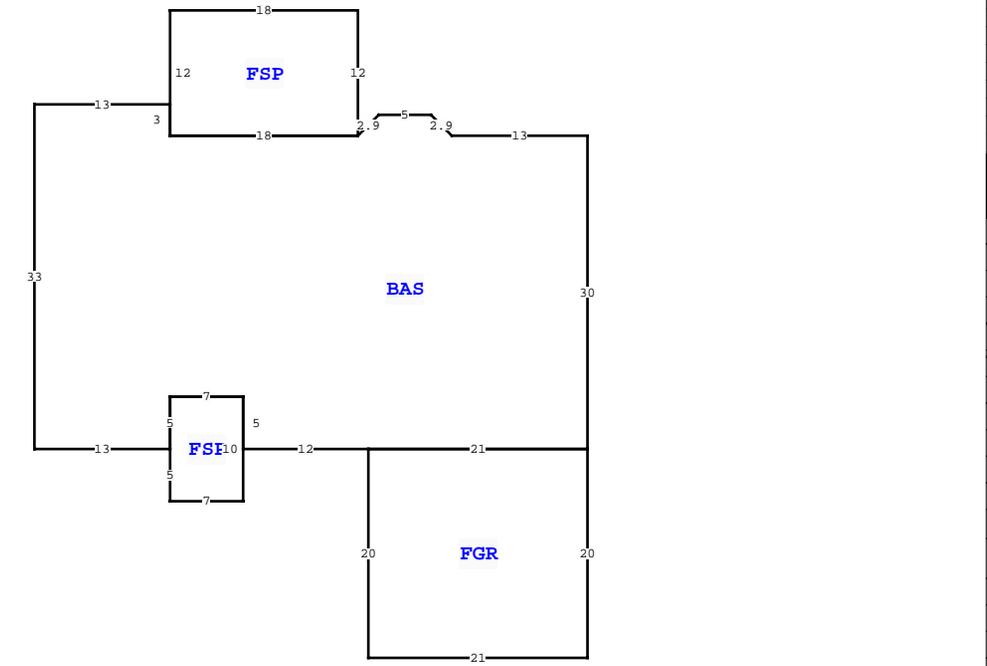


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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	21.50	78.50		
1 SINGLE FAM 50% - 2024 Heated Area: 1608 HX Base Yr 2024													



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC																																				
06 06	0100	SINGLE FAMILY	11416.050 1.00/																																				
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr><td>BAS</td><td>1,608</td><td>100</td><td></td><td>1,608</td><td>189,456</td></tr> <tr><td>FGR</td><td>420</td><td>55</td><td></td><td>231</td><td>27,217</td></tr> <tr><td>FSP</td><td>70</td><td>40</td><td></td><td>28</td><td>3,299</td></tr> <tr><td>FSP</td><td>216</td><td>40</td><td></td><td>86</td><td>10,133</td></tr> <tr><td>TOTALS</td><td>2,314</td><td></td><td></td><td>1,953</td><td>230,104</td></tr> </tbody> </table>				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
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140 SW HUMMINGBIRD GLN, LAKE CITY

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

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF 10,669

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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 51,411	
BASE TAXABLE VALUE		224,362	
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\$.