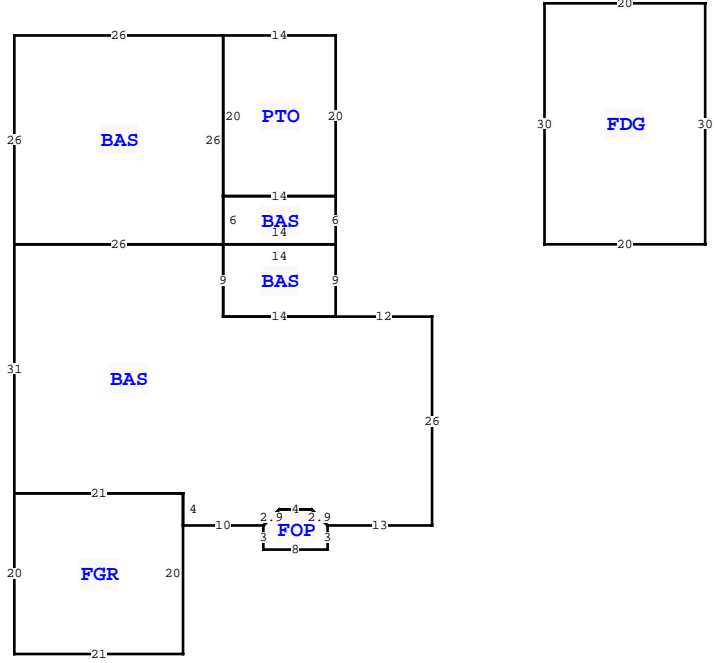


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	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 0% - 2026 Heated Area: 2376 HX Base Yr													



Quality					
DOR CODE	MAP NUM				
05 05	06				
0100	SINGLE FAMILY				
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

168 SW HUMMINGBIRD GLN, LAKE CITY

BLD DATE	LGL DATE
	04/14/2026 MLU
XF DATE	LAND DATE
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		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		0	
BASE TAXABLE VALUE		245,654	
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						

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

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\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							