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

2027

11-4S-16-02905-132

BUILDING CHARACTERISTICS

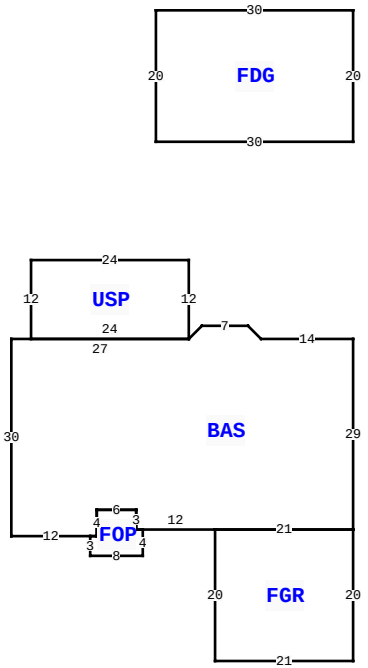
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,521	100		1,521	128,887
FDG	600	60		360	30,506
FGR	420	55		231	19,574
FOP	49	30		15	1,271
USP	288	35		101	8,558
TOTALS	2,878			2,228	188,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	111.9380	123.13	274,334	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2016 Heated Area: 1521 HX Base Yr 2016



169 SW HUMMINGBIRD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,797
TOTAL MARKET OB/XF VALUE		24,187
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		247,984
SOH/AGL Deduction		79,710
ASSESSED VALUE		168,274
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,863
TOTAL JUST VALUE		247,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,418

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	SALE PRICE
1128/2147	8/14/2007	WD	Q	I		190,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: JACK & JANICE AMBRO						
1115/0379	3/07/2007	CT	U	I		100
GRANTOR: CLERK OF COURTS						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

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$.

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	4,202.00	UT	1.50	1.50	100	1996	1996	3	100	6,303	
2	0280	POOL R/CON	0	100	13	26	388.00	UT	70.00	70.00	100	2001	2001	3	40	10,864	
3	0282	POOL ENCL	0	100	28	40	1,120.00	UT	15.00	15.00	100	2001	2001	3	40	6,720	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 24,187

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 11/17/2026 BY SYS