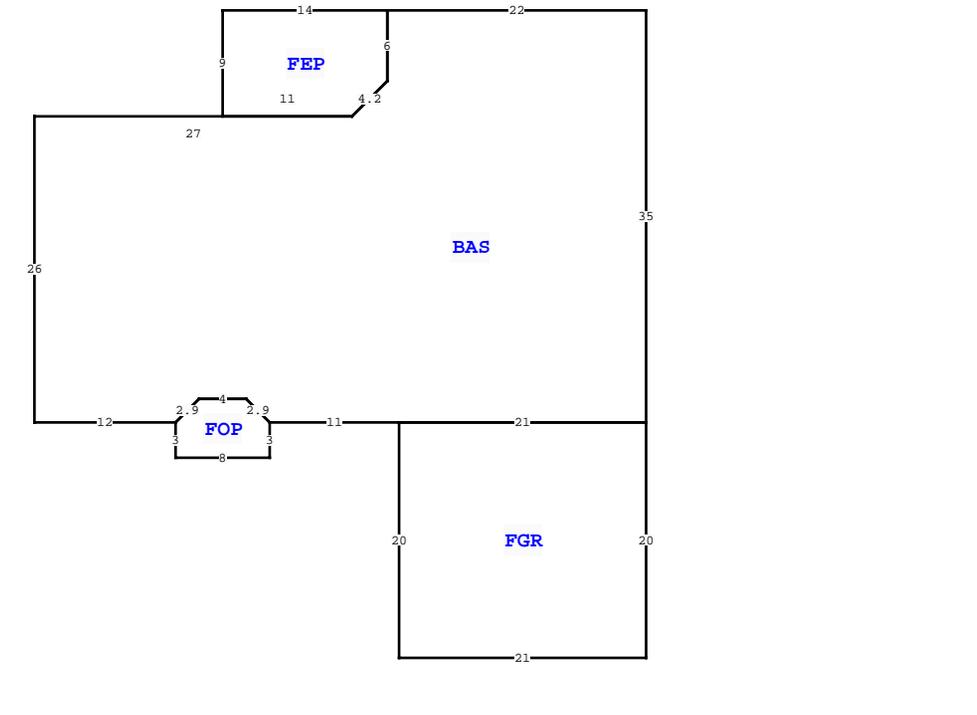


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004		238,331	1996	1996	0	0	31.18	68.82



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		164,019	
TOTAL MARKET OB/XF VALUE		8,763	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		207,782	
SOH/AGL Deduction		72,458	
ASSESSED VALUE		135,324	
TOTAL EXEMPTION VALUE		13 HX HB 135,324	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		207,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,356	

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	1,543	100		1,543	134,404
FEP	122	80		98	8,536
FGR	420	55		231	20,122
FOP	36	30		11	958
TOTALS	2,121			1,883	164,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053000	Electrical Servic		05/02/2025
11158	SFR	265	05/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0969/1232	12/09/2002	WD	Q	I		98,500
GRANTOR: LUCINDA D HAMM						
GRANTEE: JESSE M SHEPPARD						
0823/0791	6/07/1996	WD	Q	V		12,900
GRANTOR: PETE GIEBEIG						
GRANTEE: LUCINDA D HAMM						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	1996	1996	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1,500.00	100	1996	1996	3	100	2,430	
3	0166	CONC, PAVMT	0	100	0	0	UT	2.50	2,500.00	100	2009	2009	3	100	2,308	
4	0060	CARPOT F	0	100	0	0	UT	4.50	4,500.00	100	2009	2009	3	100	2,025	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	

TOTAL OB/XF												8,763				
159 SW HUMMINGBIRD GLN, LAKE CITY												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	04/03/2025	MLU
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W22 FEP= W14 S9 E11 R3 U3 N6\$ S6 D3 L3 W27 S26											
E12FOP= S3 E8 N3 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E11											
FGR= S20 E21 N20 W21\$ E21 N35\$.											

LAND DESCRIPTION												TOTAL OB/XF												8,763			
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000										