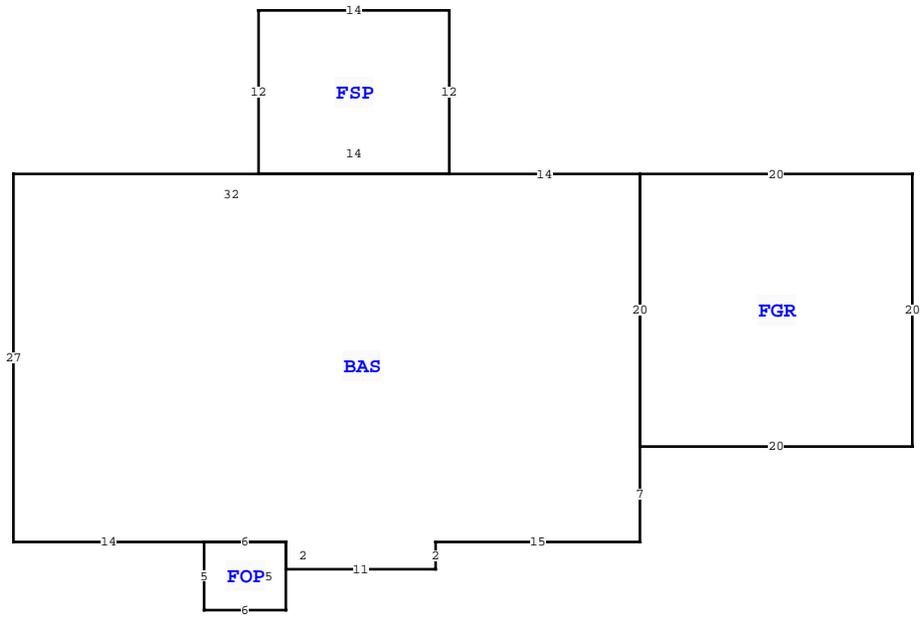


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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%	- 1997		203,065	1996	1996	0	0	31.18	68.82
Heated Area: 1264 HX Base Yr 1997											



MAP NUM	MKT AREA	06			
11416.050	1.00/				
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
<b>TOTALS</b>	<b>1,862</b>			<b>1,560</b>	<b>139,749</b>

119 SW HUMMINGBIRD GLN, LAKE CITY

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

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	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	

TOTAL OB/XF 6,117

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	100		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		
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	65,600	
ASSESSED VALUE	115,266	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	63,855	
TOTAL JUST VALUE	180,866	
INCOME VALUE	0	
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\$.														