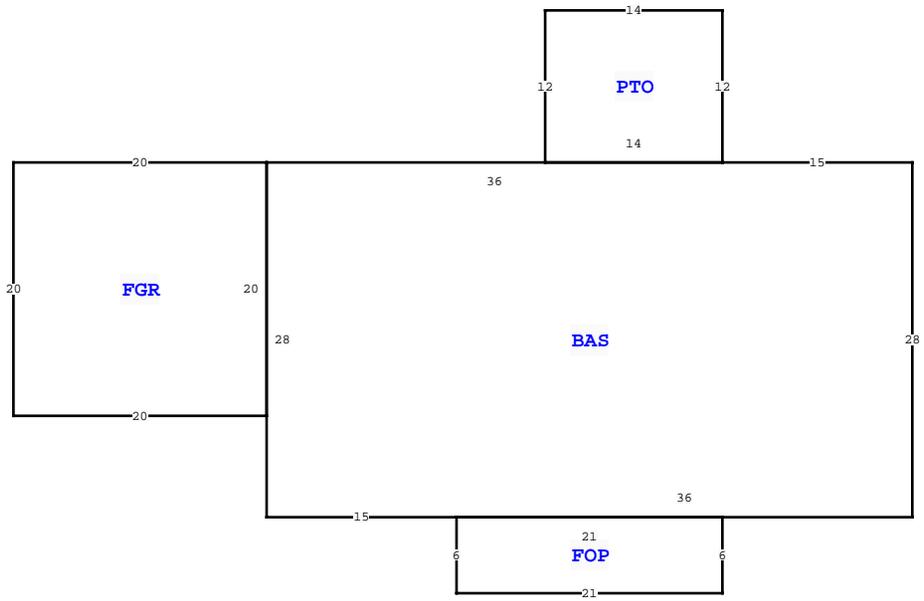


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	11416.050 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,694	114.0720	127.76	216,425	1996	1996	0	0	31.18	68.82		
1 SINGLE FAM 0% - 0 Heated Area: 1428 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	125,556
FGR	400	55		220	19,343
FOP	126	30		38	3,341
PTO	168	5		8	703
<b>TOTALS</b>	<b>2,122</b>			<b>1,694</b>	<b>148,944</b>

101 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	0	0	0		975.00	UT	1.50				1,463	

TOTAL OB/XF 1,463

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,944	
TOTAL MARKET OB/XF VALUE		1,463	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		185,407	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,407	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		185,407	
TOTAL JUST VALUE		185,407	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		187,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048036	Roof Replacement	13,680	09/06/2023
10645	SFR	240	01/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/504	2/18/2026	WD	U	I	11	100
GRANTOR: KENDRICK LARRY D						
GRANTEE: BONNIE OAKS, LLC						
0972/1195	1/17/2003	WD	Q	I	01	107,000
GRANTOR: USA DEPT OF VETERANS						
GRANTEE: KENDRICK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 PTO= N12 W14 S12 E14\$ W36 FGR= W20 S20 E20 N20\$ S28 E15 FOP= S6 E21 N6 W21\$E36 N28\$.