COMM SE COR OF NE1/4 OF NE1/4,
RUN W 461.64 FT FOR POB, CONT
W 108.79 FT, S 204.44 FT, EAST

HAMILTON JAMES M
345 SW BURNETT LN
LAKE CITY, FL 32024

2026

26-4S-16-03181-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

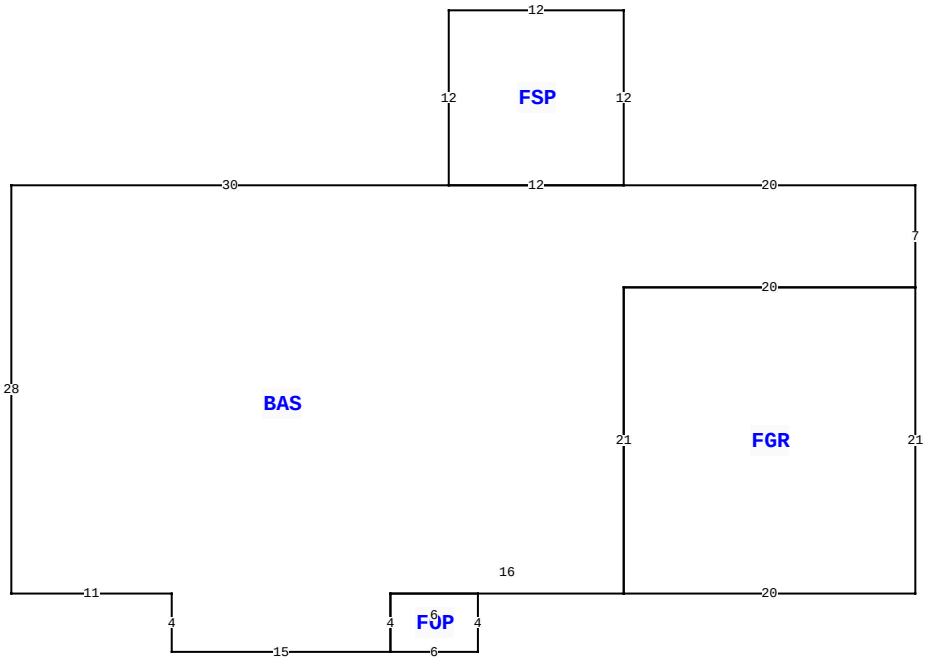
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	148,406
FGR	420	55		231	24,914
FOP	24	30		7	755
FSP	144	40		58	6,255
TOTALS	1,964			1,672	180,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	119.4000	133.73	223,597	2007	2007	0	0	0	19.35	80.65

1 SINGLE FAM 100% - 2020 Heated Area: 1376 HX Base Yr 2020



345 SW BURNETT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,331
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		207,091
SOH/AGL Deduction		59,072
ASSESSED VALUE		148,019
TOTAL EXEMPTION VALUE	HX HB 13	148,019
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		207,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25429	SFR	462	01/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0443	8/08/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BARRY						
GRANTEE: BETH F ROOD & LAURA						
1388/2566	7/15/2019	WD	Q	I	01	150,000
GRANTOR: BETH FITTERMAN ROOD &						
GRANTEE: JAMES M HAMILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S28 E11 S4 E15 FOP= E6 N4 W6 S4$ N4 E16 FGR= E20 N21 W20 S21$ N21 E20 N7 W20 FSP= N12 W12 S12 E12$ W12$.

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	820.00	UT	3.00	3.00	100	2007	2007	3	100	2,460	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 07/10/2019 BY KR Total Acres: 0.51 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/18/2025 BY SYS