

LOT 1 BLOCK C SOUTHWOOD ACRES S/
408-749, 662-656, WD 1377-531, W

BECKETT BRUCE ALAN
278 SW HAMLET CIR
LAKE CITY, FL 32024

2026

36-4S-16-03358-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 36416.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	101,765
BAS	1,946	100		1,946	217,145
BAS	3,153	100		3,153	351,828
FGR	644	55		354	39,501
FOP	197	30		59	6,584
FOP	240	30		72	8,034
FOP	264	30		79	8,815
FOP	506	30		152	16,961

TOTALS	7,862			6,727	750,634
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	100	0	0	1,560.00	UT	1.50	1.50	100	1993	1993	3	100	2,340	
3	0280	POOL R/CON	0	100	16	44	704.00	UT	70.00	70.00	100	1993	1993	3	40	19,712	
4	0166	CONC,PAVMT	0	100	0	0	5,668.00	UT	0.75	0.75	100	1993	1993	3	100	4,251	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,500	
6	0166	CONC,PAVMT	0	100	0	0	5,202.00	UT	1.50	1.50	100	1999	1999	3	100	7,803	
7	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	11,000	

LAND DESCRIPTION			TOTAL OB/XF 49,606														
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
1	0100	C	SFR	100		A-1	0.00	0.00	2.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,540

REVIEW DATE 08/06/2019 BY BC

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 6,727 120.0375 134.44 904,378 1973 2008 0 0 0 17.00 83.00

1 SINGLE FAM 100% - 2020 Heated Area: 6011 HX Base Yr 2020

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

278 SW HAMLET CIR, LAKE CITY

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				750,634	
TOTAL MARKET OB/XF VALUE				49,606	
TOTAL LAND VALUE - MARKET				45,540	
TOTAL MARKET VALUE				845,780	
SOH/AGL Deduction				196,155	
ASSESSED VALUE				649,625	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				598,903	
TOTAL JUST VALUE				845,780	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				854,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14225	ADDN SFR	355	07/01/1998
9302	STORAGE	100	01/27/1995
6986	POOL	10,000	03/31/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2507	8/08/2023	WD	U	I	11	100
GRANTOR: BECKETT BRUCE ALAN						
GRANTEE: BECKETT BRUCE ALAN						
1377/0653	1/25/2019	WD	P	I	98	598,000
GRANTOR: CHARLES S & SANDRA L						
GRANTEE: BRUCE ALAN BECKETT&						

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS= N62 FGR= N28 W23 S28 E23\$ W23 S5 W2 L25 D25 S2 W18

BAS= W12 FOP= N8 U12 L12 W16 L12 D12 S8 E10 N4 U5 R6 E8

R6 D5 S4 E10\$ W10 N4 U5 L6 W8 L6 D5 S4 W12 S4 L2 D2 S8

D2 R2 S14 E16 S6 E5 S2 D2 R2 E6 R2 U2 N2 E5 N6 E18 N30\$

S30 FOP= W8 S8 E16 S3 E15 N3 W12 N8 W11\$ E11 FOP= S8 E28 N8

W18 N4 W10 S4 \$ N4 E10 S4 E47\$ PTR= W68 N70 BAS= E24 N38

FOP= N10 W24 S10 E24\$ W24 S38\$ S70 E68\$.

TOTAL OB/XF 49,606														
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
1	0100	C	SFR	100		A-1	0.00	0.00	2.53	AC		1.00	1.00	1.00

Total Acres: 2.53 Total Land Value: 45,540 Market: 0 Agricultural: 0 Common: 45,540