

LOT 9 BLOCK C SOUTHWOOD ACRES S/
433-742, 675-065, PB 1064-2298 W

SIGMON CHARLES G/HEIMER WILLIAM L II
138 SW HAMLET CIR
LAKE CITY, FL 32024

2026

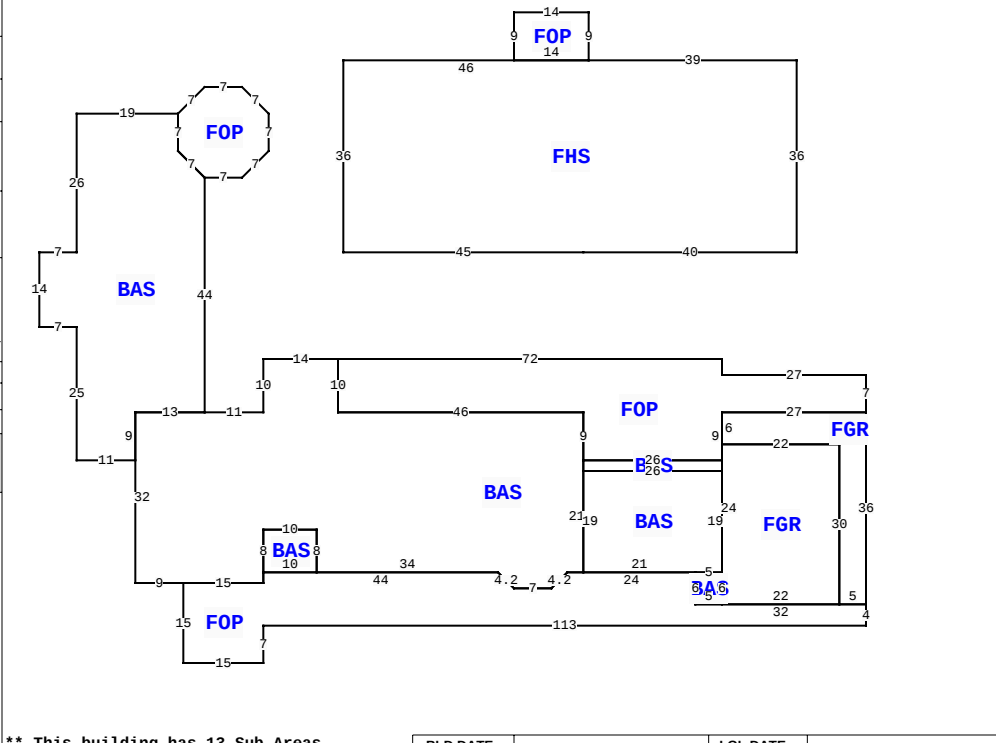
36-4S-16-03361-003

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Architectual	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	01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100		30	2,447
BAS	52	100		52	4,241
BAS	80	100		80	6,525
BAS	494	100		494	40,292
BAS	1,494	100		1,494	121,854
BAS	2,658	100		2,658	216,792
FGR	312	55		172	14,029
FGR	660	55		363	29,607
FHS	3,060	60		1,836	149,748
FOP	126	30		38	3,099
TOTALS	11,481			7,972	650,213

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	7,972	112.0350	125.48	1,000,327	1973	1985	0	0	0 35.00	65.00
1 SINGLE FAM			100% - 2025	Heated Area: 7868			HX Base Yr 2025				



** This building has 13 Sub-Areas
138 SW HAMLET CIR, LAKE CITY

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	3,456.00	UT	2.00	2.00	100	1993	1993	3	100	6,912	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
3	0280	POOL R/CON	0 100	20	37	740.00	UT	70.00	70.00	100	2017	2017	3	84	43,512	

LAND DESCRIPTION										TOTAL OB/XF								52,424	
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	LA VAL		
1	0100	C	SFR	100		A-1	0.00	0.00	2.35	AC		1.00	1.00	1.00	18,000.00	18,000.00			
EXISTING USE: 0100																			

COLUMBIA COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 3											
BUILDING MARKET VALUE												650,213											
TOTAL MARKET OB/XF VALUE												52,424											
TOTAL LAND VALUE - MARKET												42,300											
TOTAL MARKET VALUE												744,937											
SOH/AGL Deduction												0											
ASSESSED VALUE												744,937											
TOTAL EXEMPTION VALUE												50,722											
BASE TAXABLE VALUE												694,215											
TOTAL JUST VALUE												744,937											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												745,973											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34892	POOL	33	01/31/2017
18843	SFR	1,018	10/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1390	1/30/2019	WD	Q	I	01	575,000
GRANTOR: KEVIN & HEATHER GRAY						
GRANTEE: CHARLES G SIGMON &						
1377/1389	1/30/2019	WD	U	I	11	100
GRANTOR: KEVIN & HEATHER GRAY						
GRANTEE: CHARLES G SIGMON &						

BUILDING NOTES											
BAS= W46 N10 W14 S10 W11 BAS= N44 FOP= E7 R5 U5 N7 U5 L5 W7 L5 D5 S7 D5 R5 \$ L5 U5 N7 W19 S26 W7 S14 E7 S25 E11 N9 E13\$ W13 S32 E9 FOP= S15 E15 N7 E113 N4 W32 N6 W24 D3 L3 W7 L3 U3 W44 S2 W15\$ E15 N2 BAS= E10 N8 W10 S8\$ N8E10 S8 E34 D3 R3 E7 R3 U3 E3 BAS= E21 BAS= S6 E5 N6 W5\$ E5 FGR= S6 E22 FGR= E5 N36 W27 S6 E22 S30\$ N30 W22 S24\$ N19 BAS= N2 W26 S2 E26\$ W26 S19 \$ N21 FOP= E26 N9 E27 N7 W27 N3 W72 S10 E46 S9 \$N9\$ PTR= N30 FHS= E40 N36 W39 FOP= N9 W14 S9 E14\$ W46 S36 E45\$ S30\$.											