

2026

36-4S-16-03373-004



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	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	08	08
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	36416.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	42,431
BAS	1,366	100		1,366	131,729
BAS	2,188	100		2,188	210,998
FGR	961	55		529	51,013
FOP	56	30		17	1,639
FOP	242	30		73	7,040
USP	460	35		161	15,526

TOTALS	5,713			4,774	460,376
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
3	0297	SHED CONCR	0	100	12	16	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	9	20	1.00	UT	0.00
5	0294	SHED WOOD/	0	100	6	10	1.00	UT	0.00
6	0080	DECKING	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.31

REVIEW DATE	07/21/2025	BY	chuck	Total Acres:	2.31	Total Land Value:	33,264	Market:	0	Agricultural:	0	Common:	33,264	PRINTED 11/18/2025 BY SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,774	132.4632	148.36	708,271	1970	1970	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 3994 HX Base Yr 2019												
405 SW HAMLET CIR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				460,376		
TOTAL MARKET OB/XF VALUE				8,740		
TOTAL LAND VALUE - MARKET				33,264		
TOTAL MARKET VALUE				502,380		
SOH/AGL Deduction				222,922		
ASSESSED VALUE				279,458		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				228,736		
TOTAL JUST VALUE				502,380		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				502,380		
PRMT:1:1: REROOF						
SALE:1:1: LOT 4, SOUTHWOOD ACRES UNIT 3						
PERMIT NUM		DESCRIPTION		AMT		ISSUED
000052607		Roof Replacement		1,400		03/17/2025
000052610		Roof Replacement		650		03/17/2025
000052605		Roof Replacement		1,300		03/17/2025
000052606		Roof Replacement		46,815		03/17/2025
38307		ADDN SFR		94		07/02/2019
37941		MAINT/ALTR		94		04/01/2019
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD
1361/0054		5/18/2018	WD	U	I	18
						SALE PRICE
						250,000
GRANTOR: HUD						
GRANTEE: JOHN D & JANE W HAR						
1354/2348		2/26/2018	WD	U	I	18
						100
GRANTOR: THE MONEY SOURCE INC						
GRANTEE: THE SECRETARY OF HO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W40 BAS= N7 E2 N13 USP= N20 W23 S20 E23\$ W2 N10 W23 N20 W13 S50 E36\$ W36 FOP= N17 W34 FGR= N21 W31 S31 E31 N10\$ S5E28 S12E6\$ W17S8 BAS= S20 E22 N20W22\$ E22 S20 E13 S2 E20 FOP= S3 E8 N7 W8 S4\$N4 E8 S2 E30N28\$.						

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.31

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