LOT 6 SOUTHWOOD ACRES S/D
UNIT 3. ORB 319-286, 631-348,
898-1585, 924-290, 980-933.

HEITZMAN WADE M & SANDRA C/HEITZMAN SANDRA C
507 SW HAMLET CIR
LAKE CITY, FL 32024-4667

2026

36-4S-16-03373-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05

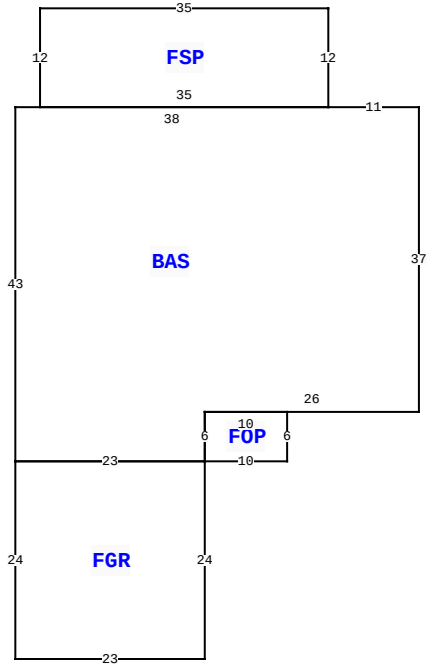
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100		1,951	159,546
FGR	552	55		304	24,860
FOP	60	30		18	1,472
FSP	420	40		168	13,738
TOTALS	2,983			2,441	199,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,441	112.3260	125.81	307,102	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1951 HX Base Yr 2004



507 SW HAMLET CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,616
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		33,264
TOTAL MARKET VALUE		235,530
SOH/AGL Deduction		82,406
ASSESSED VALUE		153,124
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,402
TOTAL JUST VALUE		235,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052569	Roof Replacement	12,000	03/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0980/0933	4/08/2003	WD	Q	I		132,000
GRANTOR: JEFFREY L & LINDA GAN						
GRANTEE: WADE M & SANDRA C H						
0924/0290	3/30/2001	WD	Q	I		132,900
GRANTOR: MARK & SARA HILL						
GRANTEE: JEFFREY L & LINDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W35 S12 E35$ W38 S43 FGR= S24 E23 N24W23$
E23 FOP= E10 N6 W10 S6$ N6 E26 N37$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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		A-1	0.00	0.00	2.31	AC		1.00	1.00	0.80	18,000.00	14,400.00	33,264							

REVIEW DATE 08/06/2019 BY BC Total Acres: 2.31 Total Land Value: 33,264 Market: 0 Agricultural: 0 Common: 33,264 PRINTED 11/18/2025 BY SYS