

LOT 8 SOUTHWOOD ACRES S/D
UNIT 3. 460-602, 801-638, CT
1221-2360, WD 1267-667, WD

MCMILLER WILLIAM/MCMILLER JEANETTE
629 SW HAMLET CIRCLE
LAKE CITY, FL 32024

2026

36-4S-16-03373-008



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	02 100

Quality	05	05
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	1,901	100		1,901	174,066
FGR	575	55		316	28,935
FOP	68	30		20	1,831
FOP	84	30		25	2,289
FSP	240	40		96	8,791
TOTALS	2,868			2,358	215,911

EXTRA FEATURES		
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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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	516	
4	0166	CONC, PAVMT	0	100	0	0	1,960.00	UT	2.00	2.00	100	2009	2009	3	100	3,920	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	0100	C	SFR	100	

REVIEW DATE	12/28/2022	BY	TW
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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	2,358	125.7795	140.87	332,171	1978	1990	0	0	0	35.00	65.00													

1 SINGLE FAM 100% - 2019

Heated Area: 1901

HX Base Yr 2019

The floor plan diagram illustrates the layout of a building with four distinct areas: FGR (Front Garden Room), FOP (Front Office Portico), FSP (Front Service Portico), and BAS (Basement). The dimensions for each area and the connections between them are as follows:

- FGR:** A large rectangular area on the left with a width of 23 and a height of 25. It is connected to the FOP area by a vertical line with a width of 8.
- FOP:** A small rectangular area at the top left with a width of 7 and a height of 6. It is connected to the FSP area by a vertical line with a width of 12.
- FSP:** A rectangular area at the top right with a width of 20 and a height of 12. It is connected to the BAS area by a vertical line with a width of 12.
- BAS:** A large rectangular area at the bottom with a width of 33 and a height of 28. It is connected to the FOP area by a vertical line with a width of 4, and to the FSP area by a vertical line with a width of 4.

RLD DATE

LCI DATE

629 SW HAMLET CIR, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													9,036
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TOTAL OB/XF													9,036
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Total Acres: 2.31	Total Land Value: 24,948	Market: 0	Agricultural: 0	Common: 24,948
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COLUMBIA COUNTY PROPERTY													PAGE 1 of 1	3
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,911
TOTAL MARKET OB/XF VALUE		9,036
TOTAL LAND VALUE - MARKET		24,948
TOTAL MARKET VALUE		249,895
SOH/AGL Deduction		69,540
ASSESSED VALUE		180,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,633
TOTAL JUST VALUE		249,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,217

SALE:1:1: LOT 8 SOUTHWOOD ACRES UNIT 3
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044799	Remodel	7,369	06/27/2022
31673	MAINT/ALTR	45	01/07/2014

SALES DATA							
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/0156	8/22/2019	WD	U	I	11	100

GRANTOR: WILLIAM MCMILLER & JE

GRANTEE: WILLIAM MCMILLER &

1351/1763	1/17/2018	WD	Q	I	01	165,000
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GRANTOR: FRANCES MADSEN

GRANTEE: WILLIAM MCMILLER

BUILDING NOTES							
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BUILDING DIMENSIONS							
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BAS= W8 FGR= W25 S23 E25 N23\$ S20 E7 FOP= S17 E4 N17 W4\$ E4
S17 W8 S28 E33 N59 FSP= N12 W20 FOP= W7 S12 E7 N12\$ S12 E20\$
W28 N6\$.