LOT 10 SOUTHWOOD ACRES UNIT 3.
360-302, 695-807, 994-33, DC 113

LYNN NATHANIEL/LYNN CHRISTINA
797 SW HAMLET CIRCLE
LAKE CITY, FL 32024

2026

36-4S-16-03373-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

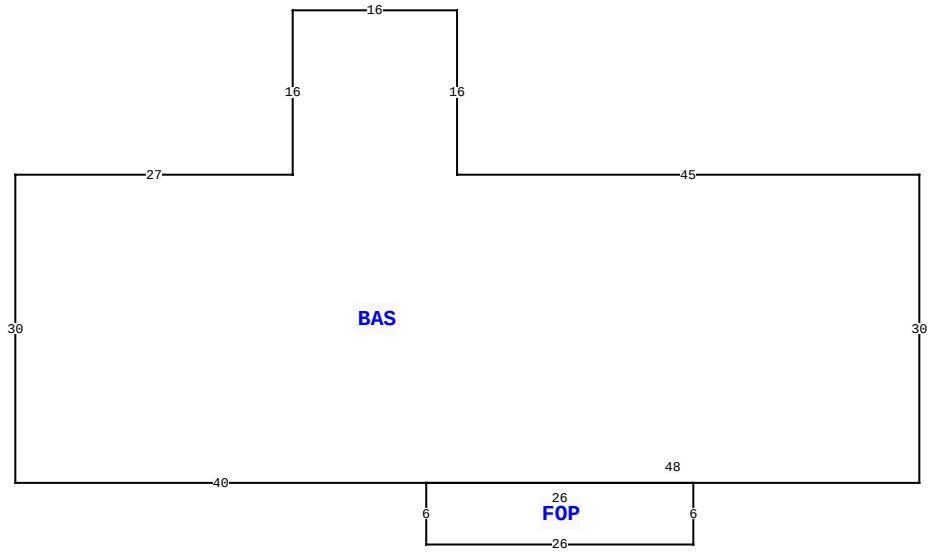
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	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	2,896	100		2,896	259,258
FOP	156	30		47	4,208
TOTALS	3,052			2,943	263,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,943	114.1900	127.89	376,380	1976	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 2896 HX Base Yr 2023



797 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		263,466
TOTAL MARKET OB/XF VALUE		19,997
TOTAL LAND VALUE - MARKET		33,264
TOTAL MARKET VALUE		316,727
SOH/AGL Deduction		7,541
ASSESSED VALUE		309,186
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		258,464
TOTAL JUST VALUE		316,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,491

SALE:1:1: 2 PARCELS /03373-009 VACANT LOT VALUE $9

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044173	Roof Replacement	22,145	04/13/2022
35938	GARAGE	152	10/31/2017
9941	REMODEL	100	07/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/2677	5/16/2022	WD	Q	I	01	294,200
GRANTOR: HANDY BRADLEY R						
GRANTEE: LYNN NATHANIEL						
1269/0585	2/03/2014	WD	Q	I	01	207,800
GRANTOR: BARRY R HUBER						
GRANTEE: BRADLEY R & KELLI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 N16 W16 S16 W27 S30 E40 FOP= S6 E26 N6 W26$ E48 N30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	306.00	UT	2.00	2.00	100	1993	1993	3	100	612	
3	0258	PATIO	0	100	0	0	1,210.00	UT	2.50	2.50	100	1993	1993	3	100	3,025	
4	0031	BARN,MT AE	0	100	28	30	840.00	UT	9.00	9.00	100	2018	2018	3	100	7,560	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 19,997

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 04/19/2022 BY JS Total Acres: 2.31 Total Land Value: 33,264 Market: 0 Agricultural: 0 Common: 33,264 PRINTED 09/29/2025 BY SYS