LOT 12 SOUTHWOOD ACRES UNIT 3.

ORB 431-731, 783-388

MYERS CURTIS R/MYERS AMY E
PO BOX 3718
LAKE CITY, FL 32056

2026

36-4S-16-03373-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

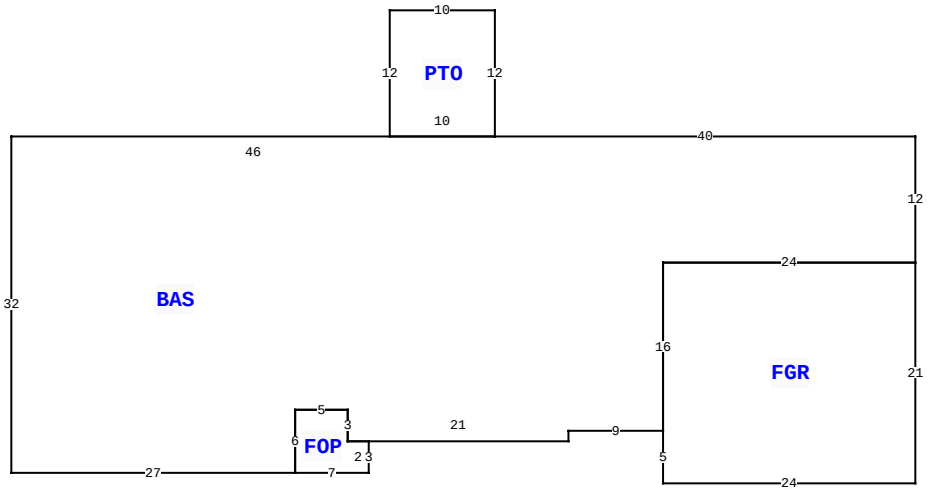
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,143	100		2,143	166,611
FGR	504	55		277	21,536
FOP	36	30		11	855
PTO	120	5		6	467
TOTALS	2,803			2,437	189,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,437	106.7970	119.61	291,490	1977	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2143 HX Base Yr



903 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		189,468
TOTAL MARKET OB/XF VALUE		29,752
TOTAL LAND VALUE - MARKET		33,840
TOTAL MARKET VALUE		253,060
SOH/AGL Deduction		90,048
ASSESSED VALUE		163,012
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,290
TOTAL JUST VALUE		253,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,060

SALE:1:1: LOT 12 UNIT 3 SOUTHWOOD ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23027	GARAGE	90	04/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0783/0388	12/01/1993	WD	Q	I		95,000
GRANTOR: JAMES LESTOCK						
GRANTEE: CURTIS R MYERS						
0385/0438	8/01/1977	03	Q	I		46,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 PTO= N12 W10 S12 E10$ W46 S32 E27 FOP= E7 N3 W2 N3 W5 S6$ N6 E5 S3 E21 N1 E9 FGR= S5 E24 N21 W24 S16$ N16 E24 N12$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	2,960.00	UT	2.25	2.25	100	2009	2009	3	100	6,660	
4	0210	GARAGE U	0	100	0	0	1,287.00	UT	16.00	16.00	100	2011	2011	3	100	20,592	

LAND DESCRIPTION

TOTAL OB/XF 29,752

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	2.35	AC		1.00	1.00	0.80	18,000.00	14,400.00	33,840							

REVIEW DATE 08/06/2019 BY BC Total Acres: 2.35 Total Land Value: 33,840 Market: 0 Agricultural: 0 Common: 33,840 PRINTED 09/29/2025 BY SYS