LOT 1 BLOCK C SOUTHWOOD ACRES S/
408-749, 662-656, WD 1377-531, W

BECKETT BRUCE ALAN
278 SW HAMLET CIR
LAKE CITY, FL 32024

2027

36-4S-16-03358-000

BUILDING CHARACTERISTICS

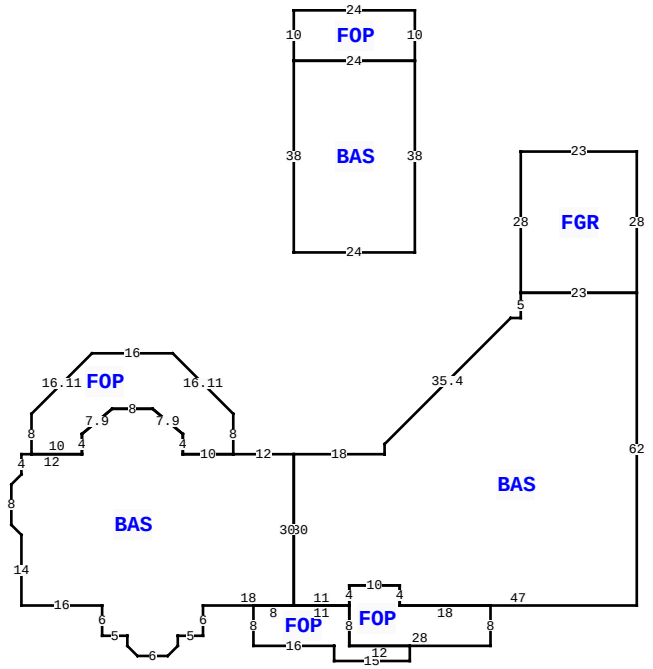
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	912	100		912	99,949
BAS	1,946	100		1,946	213,269
BAS	3,153	100		3,153	345,547
FGR	644	55		354	38,796
FOP	197	30		59	6,466
FOP	240	30		72	7,891
FOP	264	30		79	8,658
FOP	506	30		152	16,658
TOTALS	7,862			6,727	737,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,727	120.0375	132.04	888,233	1973	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2020 Heated Area: 6011 HX Base Yr 2020



278 SW HAMLET CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		737,233
TOTAL MARKET OB/XF VALUE		49,606
TOTAL LAND VALUE - MARKET		45,540
TOTAL MARKET VALUE		832,379
SOH/AGL Deduction		165,214
ASSESSED VALUE		667,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		615,754
TOTAL JUST VALUE		832,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		845,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14225	ADDN SFR	355	07/01/1998
9302	STORAGE	100	01/27/1995
6986	POOL	10,000	03/31/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2507	8/08/2023	WD	U	I	11	100
GRANTOR: BECKETT BRUCE ALAN						
GRANTEE: BECKETT BRUCE ALAN						
1377/0653	1/25/2019	WD	P	I	98	598,000
GRANTOR: CHARLES S & SANDRA L						
GRANTEE: BRUCE ALAN BECKETT&						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N62 FGR= N28 W23 S28 E23$ W23 S5 W2 L25 D25 S2 W18
BAS= W12 FOP= N8 U12 L12 W16 L12 D12 S8 E10 N4 U5 R6 E8
R6 D5 S4 E10$ W10 N4 U5 L6 W8 L6 D5 S4 W12 S4 L2 D2 S8
D2 R2 S14 E16 S6 E5 S2 D2 R2 E6 R2 U2 N2 E5 N6 E18 N30$
S30 FOP= W8 S8 E16 S3 E15 N3 W12 N8 W11$ E11 FOP= S8 E28 N8
W18 N4 W10 S4 $ N4 E10 S4 E47$ PTR= W68 N70 BAS= E24 N38
FOP= N10 W24 S10 E24$ W24 S38$ S70 E68$.

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	0258	PATIO	0	100	0	0	1,560.00	UT	1.50	1.50	100	1993	1993	3	100	2,340	
3	0280	POOL R/CON	0	100	16	44	704.00	UT	70.00	70.00	100	1993	1993	3	40	19,712	
4	0166	CONC,PAVMT	0	100	0	0	5,668.00	UT	0.75	0.75	100	1993	1993	3	100	4,251	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,500	
6	0166	CONC,PAVMT	0	100	0	0	5,202.00	UT	1.50	1.50	100	1999	1999	3	100	7,803	
7	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	11,000	

LAND DESCRIPTION

TOTAL OB/XF 49,606

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	2.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,540							

REVIEW DATE 01/27/2026 BY JB Total Acres: 2.53 Total Land Value: 45,540 Market: 0 Agricultural: 0 Common: 45,540 PRINTED 11/17/2026 BY SYS