LOT 9 BLOCK C SOUTHWOOD ACRES S/
433-742, 675-065, PB 1064-2298 W

SIGMON CHARLES G/HEIMER WILLIAM L II
138 SW HAMLET CIR
LAKE CITY, FL 32024

2027

36-4S-16-03361-003

BUILDING CHARACTERISTICS

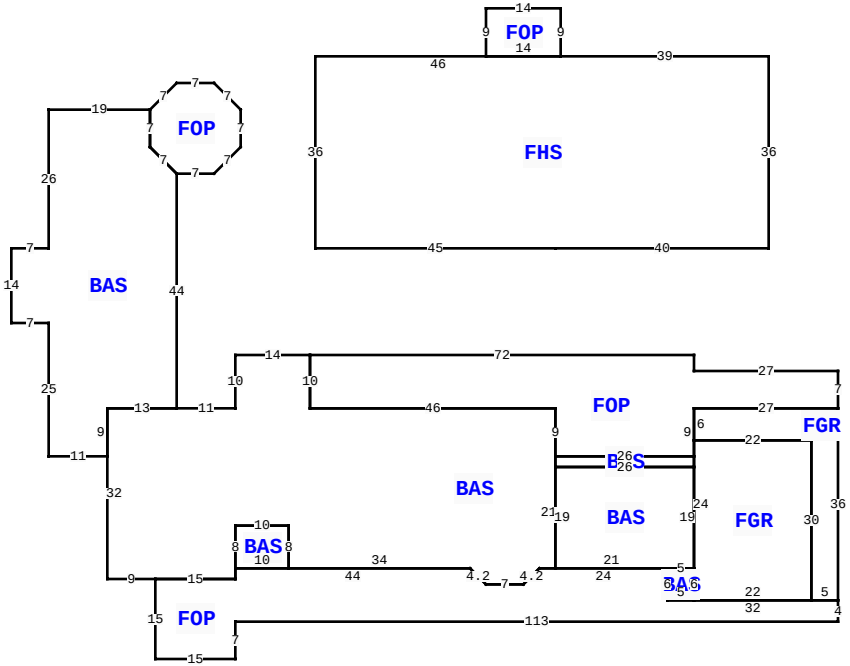
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	30	100		30	2,403
BAS	52	100		52	4,165
BAS	80	100		80	6,408
BAS	494	100		494	39,573
BAS	1,494	100		1,494	119,679
BAS	2,658	100		2,658	212,922
FGR	312	55		172	13,778
FGR	660	55		363	29,078
FHS	3,060	60		1,836	147,075
FOP	126	30		38	3,044
TOTALS	11,481			7,972	638,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	7,972	112.0350	123.24	982,469	1973	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 7868 HX Base Yr 2025



** This building has 13 Sub-Areas

138 SW HAMLET CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	3,456.00	UT	2.00	2.00	100	1993	1993	3	100	6,912	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
3	0280	POOL R/CON	0	100	20	37	740.00	UT	70.00	70.00	100	2017	2017	3	84	43,512	
4	0119	MASONRY WA	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	638,605
TOTAL MARKET OB/XF VALUE	61,424
TOTAL LAND VALUE - MARKET	47,000
TOTAL MARKET VALUE	747,029
SOH/AGL Deduction	0
ASSESSED VALUE	747,029
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	695,618
TOTAL JUST VALUE	747,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	758,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34892	POOL	33	01/31/2017
18843	SFR	1,018	10/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1390	1/30/2019	WD	Q	I	01	575,000
GRANTOR: KEVIN & HEATHER GRAY						
GRANTEE: CHARLES G SIGMON &						
1377/1389	1/30/2019	WD	U	I	11	100
GRANTOR: KEVIN & HEATHER GRAY						
GRANTEE: CHARLES G SIGMON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 N10 W14 S10 W11 BAS= N44 FOP= E7 R5 U5 N7 U5 L5 W7 L5 D5 S7 D5 R5 $ L5 U5 N7 W19 S26 W7 S14 E7 S25 E11 N9 E13$ W13 S32 E9 FOP= S15 E15 N7 E113 N4 W32 N6 W24 D3 L3 W7 L3 U3 W44 S2 W15$ E15 N2 BAS= E10 N8 W10 S8$ N8E10 S8 E34 D3 R3 E7 R3 U3 E3 BAS= E21 BAS= S6 E5 N6 W5$ E5 FGR= S6 E22 FGR= E5 N36 W27 S6 E22 S30$ N30 W22 S24$ N19 BAS= N2 W26 S2 E26$ W26 S19 $ N21 FOP= E26 N9 E27 N7 W27 N3 W72 S10 E46 S9 $N9$ PTR= N30 FHS= E40 N36 W39 FOP= N9 W14 S9 E14$ W46 S36 E45$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 61,424

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	1.00	20,000.00	20,000.00	47,000							

REVIEW DATE 01/27/2026 BY JB Total Acres: 2.35 Total Land Value: 47,000 Market: 0 Agricultural: 0 Common: 47,000 PRINTED 11/17/2026 BY SYS