LOT 10 BLOCK C SOUTHWOOD ACRES S
ORB 881-1489,

UNRAU R LAWTON/UNRAU ELIZABETH A
P O BOX 925
LAKE CITY, FL 32056-0925

2027

36-4S-16-03363-000

BUILDING CHARACTERISTICS

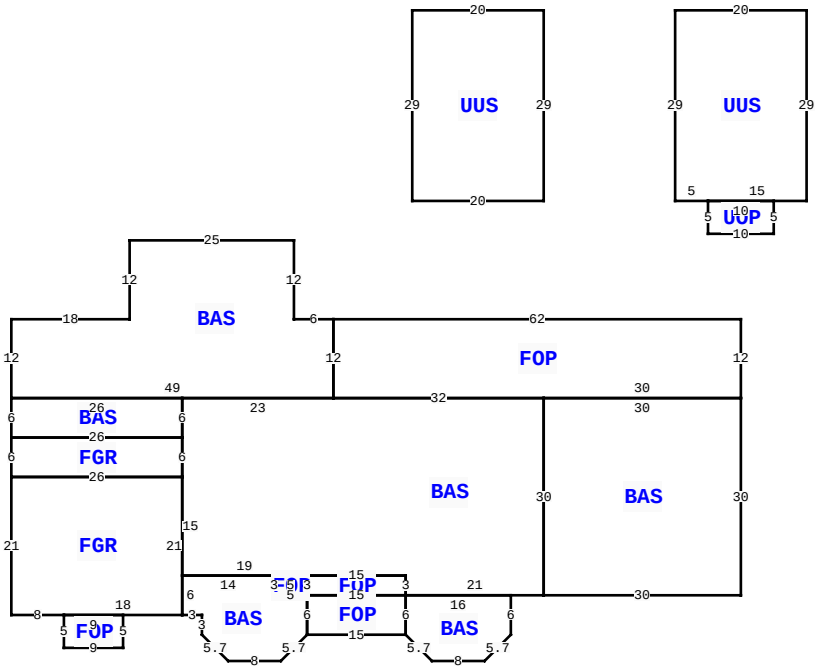
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	144	100		144	11,717
BAS	156	100		156	12,693
BAS	195	100		195	15,867
BAS	888	100		888	72,254
BAS	900	100		900	73,230
BAS	1,548	100		1,548	125,956
FGR	156	55		86	6,997
FGR	546	55		300	24,410
FOP	15	30		4	326
FOP	45	30		14	1,139
TOTALS	6,682			5,089	414,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,089	113.8005	125.18	637,041	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 3831 HX Base Yr 2000



** This building has 16 Sub-Areas

202 SW HAMLET CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	414,077
TOTAL MARKET OB/XF VALUE	39,823
TOTAL LAND VALUE - MARKET	47,700
TOTAL MARKET VALUE	501,600
SOH/AGL Deduction	195,647
ASSESSED VALUE	305,953
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	254,542
TOTAL JUST VALUE	501,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16934	POOL	100	05/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2304	8/13/2025	LE	U	I	14	100
GRANTOR: UNRAU ROBERT LAWTON						
GRANTEE: UNRAU ROBERT LAWTON						
0881/1489	5/28/1999	WD	Q	I		102,000
GRANTOR: BLANTON'S						
GRANTEE: UNRAU'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 BAS= N12 W6 N12 W25 S12 W18 S12 E49$ W23 BAS= W26 S6 E26 N6$ S6 FGR= W26 S6 E26 N6$ S6 FGR= W26 S21 E8 FOP= S5 E9 N5 W9$ E18 N21$ S15 BAS= S6 E3 S3 D4 R4 E8 R4 U4 N6 FOP= N3 W5 S3 E5$ W5 N3 W14$ E19 FOP= S3 FOP= S6 E15 N6 W15$ E15 N3 W15$ E15 S3 BAS= S6 D4 R4 E8 R4 U4 N6 W16$ E21 N30$ BAS= S30 E30 N30 W30$ FOP= E30 N12 W62 S12 E32$ PTR= N30 UUS= N29 W20 S29 E20$ S30$ PTR= N30 E40 UUS= N29 W20 S29 E5 UOP= S5 E10 N5 W10$ E15$ S30 W40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	19	44	836.00	UT	70.00	70.00	100	2000	2000	3	40	23,408	
3	0169	FENCE/WOOD	0	100	0	0	112.00	UT	6.00	6.00	100	2000	2000	3	100	672	
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,120	
5	0166	CONC,PAVMT	0	100	0	0	7,019.00	UT	2.00	2.00	60	1993	1993	3	60	8,423	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 39,823

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	2.65	AC		1.00	1.00	1.00	18,000.00	18,000.00	47,700							

REVIEW DATE 01/27/2026 BY JB Total Acres: 2.65 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 11/16/2026 BY SYS