LOT 4 SOUTHWOOD ACRES S/D UNIT 3
523-397, 712-166, DC 1017-2349,

HARRIS JOHN D/HARRIS JANE W
405 SW HAMLET CIRCLE
LAKE CITY, FL 32024

2027

36-4S-16-03373-004

BUILDING CHARACTERISTICS

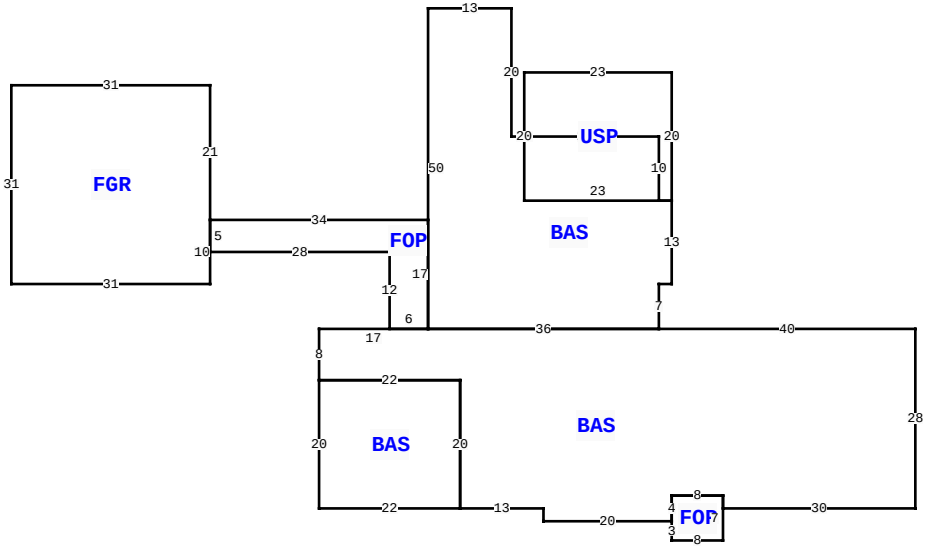
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	08	08
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	440	100		440	41,673
BAS	1,366	100		1,366	129,376
BAS	2,188	100		2,188	207,228
FGR	961	55		529	50,103
FOP	56	30		17	1,610
FOP	242	30		73	6,914
USP	460	35		161	15,248
TOTALS	5,713			4,774	452,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,774	132.4632	145.71	695,620	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 3994 HX Base Yr 2019



405 SW HAMLET CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	452,153
TOTAL MARKET OB/XF VALUE	13,340
TOTAL LAND VALUE - MARKET	36,960
TOTAL MARKET VALUE	502,453
SOH/AGL Deduction	210,712
ASSESSED VALUE	291,741
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	240,330
TOTAL JUST VALUE	502,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,676

PRMT:1:1: REROOF

SALE:1:1: LOT 4, SOUTHWOOD ACRES UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052607	Roof Replacement	1,400	03/17/2025
000052610	Roof Replacement	650	03/17/2025
000052605	Roof Replacement	1,300	03/17/2025
000052606	Roof Replacement	46,815	03/17/2025
38307	ADDN SFR	94	07/02/2019
37941	MAINT/ALTR	94	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/0054	5/18/2018	WD	U	I	18	250,000
GRANTOR: HUD						
GRANTEE: JOHN D & JANE W HAR						
1354/2348	2/26/2018	WD	U	I	18	100
GRANTOR: THE MONEY SOURCE INC						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= N7 E2 N13 USP= N20 W23 S20 E23$ W2 N10 W23 N20 W13 S50 E36$ W36 FOP= N17 W34 FGR= N21 W31 S31 E31 N10$ S5E28 S12E6$ W17S8 BAS= S20 E22 N20W22$ E22 S20 E13 S2 E20 FOP= S3 E8 N7 W8 S4$N4 E8 S2 E30N28$.

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	1993	1993	3	100	3,000	
3	0297	SHED CONCR	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	960	
4	0294	SHED WOOD/	0	100	9	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	810	
5	0294	SHED WOOD/	0	100	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	270	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,700	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,600.00	2,600.00	100	2026	2025		100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 13,340

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	20,000.00	16,000.00	36,960							

REVIEW DATE 01/28/2026 BY KS Total Acres: 2.31 Total Land Value: 36,960 Market: 0 Agricultural: 0 Common: 36,960 PRINTED 11/16/2026 BY SYS