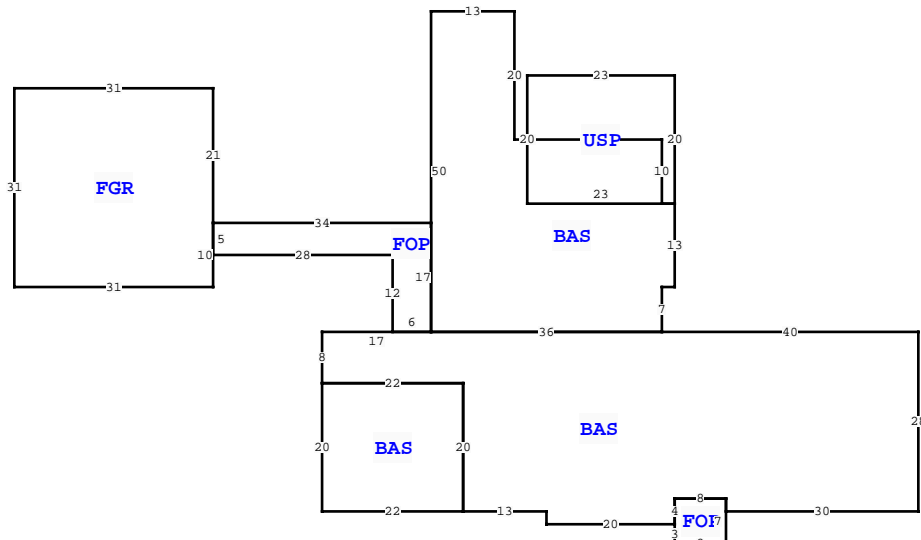


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
BAS	440	100
BAS	1,366	100
BAS	2,188	100
FGR	961	55
FOP	56	30
FOP	242	30
USP	460	35
TOTALS	5,713	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2019		708,271	1970	1970	0	0	35.00	65.00	
Heated Area: 3994 HX Base Yr 2019												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	460,376			
TOTAL MARKET OB/XF VALUE	13,340			
TOTAL LAND VALUE - MARKET	36,960			
TOTAL MARKET VALUE	510,676			
SOH/AGL Deduction	227,432			
ASSESSED VALUE	283,244			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	231,833			
TOTAL JUST VALUE	510,676			
NCON VALUE	4,600			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	502,380			
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						

EXTRA FEATURES						405 SW HAMLET CIR, LAKE CITY												
L N	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	

TOTAL OB/XF													13,340				

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF													13,340				

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\$.												