LOT 7 SOUTHWOOD ACRES S/D UNIT 3

ORB 496-434, 735-039, 759-1297,

COOK LINDA
577 SW HAMLET CIR
LAKE CITY, FL 32024

2027

36-4S-16-03373-007

BUILDING CHARACTERISTICS

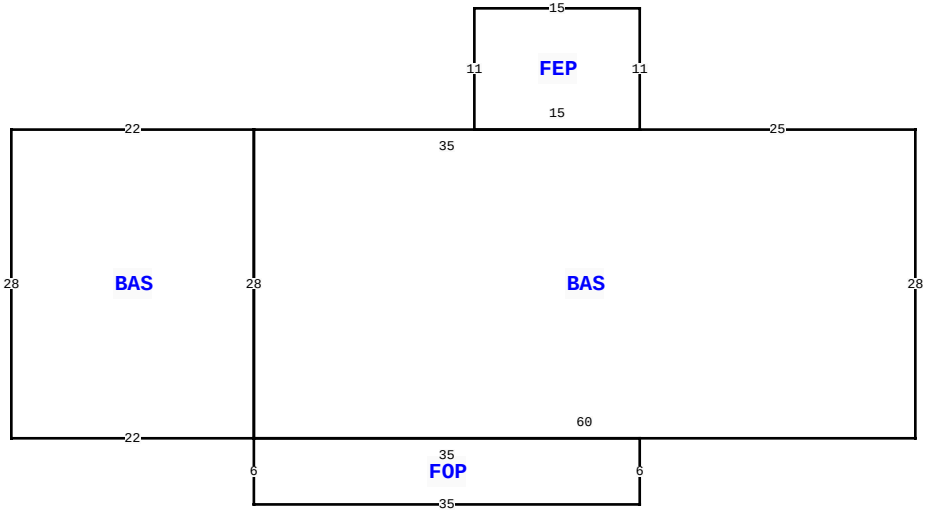
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	616	100		616	46,723
BAS	1,680	100		1,680	127,425
FEP	165	80		132	10,012
FOP	210	30		63	4,778
TOTALS	2,671			2,491	188,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,491	106.0800	116.69	290,675	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2296 HX Base Yr



577 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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0296	SHED METAL	0	100	20	10	200.00	UT	5.00	5.00	30	1993	1993	3	30	300	
5	0166	CONC,PAVMT	0	100	0	0	244.00	UT	2.25	2.25	100	2009	2009	3	100	549	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,939
TOTAL MARKET OB/XF VALUE		2,299
TOTAL LAND VALUE - MARKET		27,720
TOTAL MARKET VALUE		218,958
SOH/AGL Deduction		93,684
ASSESSED VALUE		125,274
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,863
TOTAL JUST VALUE		218,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,390

SALE:2:1: LOT 7, SOUTHWOOD ACRES

SALE:1:1: LOT 7 SOUTHWOOD ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0759/1297	5/01/1992	WD	Q	I		80,000
GRANTOR: FREDERICK LACEY						
GRANTEE: LAWRENCE COOK						
0735/0039	11/01/1990	WD	Q	I		82,900
GRANTOR: GEORGE COX						
GRANTEE: FREDERICK LACEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FEP= N11 W15 S11 E15$ W35 BAS= W22 S28 E22 N28$ S28
FOP= S6 E35 N6 W35$ E60N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,299

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	0.60	20,000.00	12,000.00	27,720							

REVIEW DATE 01/28/2026 BY KS Total Acres: 2.31 Total Land Value: 27,720 Market: 0 Agricultural: 0 Common: 27,720 PRINTED 11/16/2026 BY SYS