

LOT 8 SOUTHWOOD ACRES S/D
 UNIT 3. 460-602, 801-638, CT
 1221-2360, WD 1267-667, WD

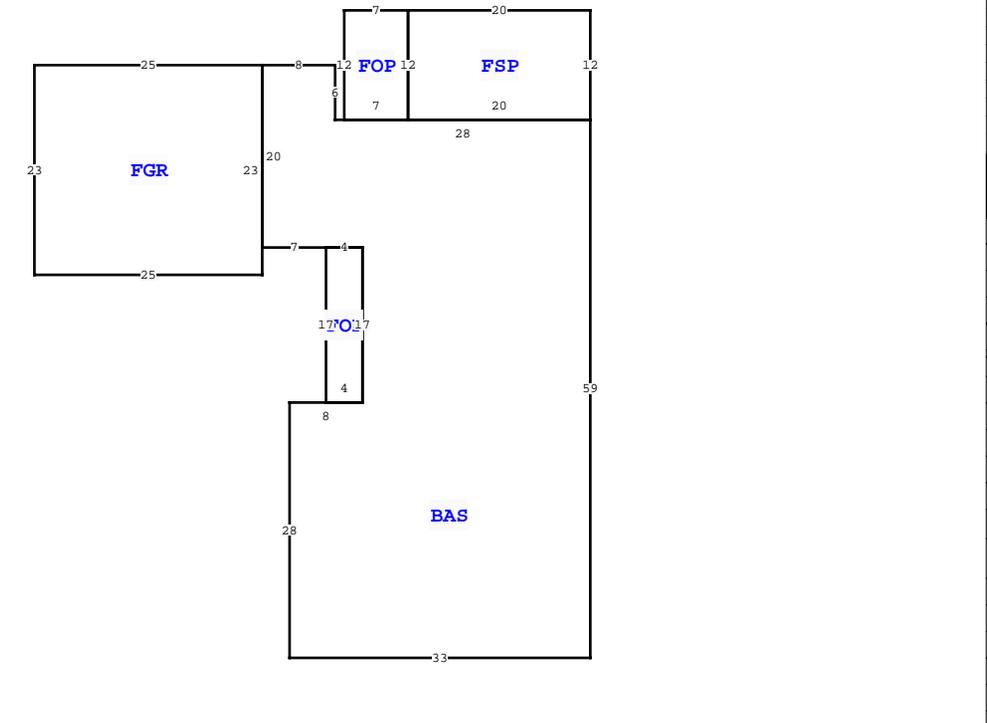
MCMILLER WILLIAM/MCMILLER JEANETTE
 629 SW HAMLET CIRCLE
 LAKE CITY, FL 32024

2026

36-4S-16-03373-008


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 Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,358	125.7795	143.39	338,114	1978	1990		0	0	35.00	65.00		



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	1,901	100		1,901	177,180
FGR	575	55		316	29,452
FOP	68	30		20	1,864
FOP	84	30		25	2,330
FSP	240	40		96	8,947
TOTALS	2,868			2,358	219,774

EXTRA FEATURES																	
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	516	
4	0166	CONC,PAVMT	0	100	0	0	1,960.00	UT	2.00	2.00	100	2009	2009	3	100	3,920	
5	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

629 SW HAMLET CIR, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/20/2026
														INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,774
TOTAL MARKET OB/XF VALUE			9,036
TOTAL LAND VALUE - MARKET			27,720
TOTAL MARKET VALUE			256,530
SOH/AGL Deduction			76,700
ASSESSED VALUE			179,830
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			128,419
TOTAL JUST VALUE			256,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,217

SALE:1:1: LOT 8 SOUTHWOOD ACRES UNIT 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044799	Remodel	7,369	06/27/2022
31673	MAINT/ALTR	45	01/07/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1393/0156	8/22/2019	WD U	I	I	11	100	
GRANTOR: WILLIAM MCMILLER & JE							
GRANTEE: WILLIAM MCMILLER &							
1351/1763	1/17/2018	WD Q	I	I	01	165,000	
GRANTOR: FRANCES MADSEN							
GRANTEE: WILLIAM MCMILLER							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W8 FGR= W25 S23 E25 N23\$ S20 E7 FOP= S17 E4 N17 W4\$ E4 S17 W8 S28 E33 N59 FSP= N12 W20 FOP= W7 S12 E7 N12\$ S12 E20\$ W28 N6\$.													

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	0.60	20,000.00	12,000.00	27,720							