

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

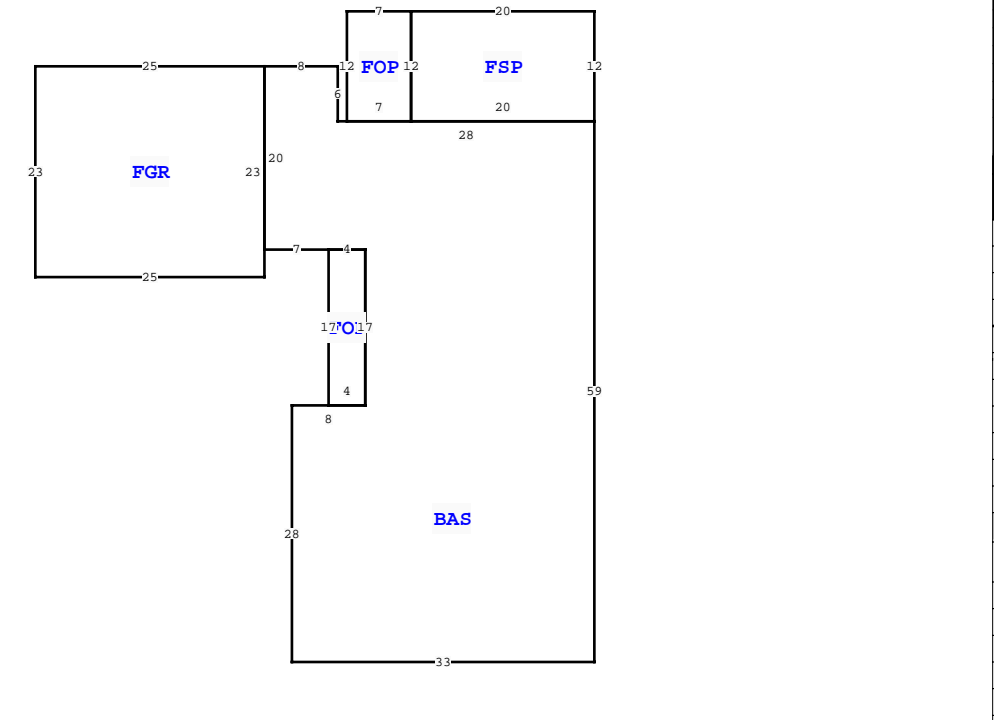
MCMILLER WILLIAM/MCMILLER JEANETTE
 629 SW HAMLET CIRCLE
 LAKE CITY, FL 32024

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	140.87	332,171	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	174,066
FGR	575	55		316	28,935
FOP	68	30		20	1,831
FOP	84	30		25	2,289
FSP	240	40		96	8,791
TOTALS	2,868			2,358	215,911

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	CARPOR 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
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/20/2026 MLU

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	215,911	
TOTAL MARKET OB/XF VALUE	9,036	
TOTAL LAND VALUE - MARKET	27,720	
TOTAL MARKET VALUE	252,667	
SOH/AGL Deduction	72,837	
ASSESSED VALUE	179,830	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	128,419	
TOTAL JUST VALUE	252,667	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	253,217	

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												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

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								