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

2027

36-4S-16-03373-008

BUILDING CHARACTERISTICS

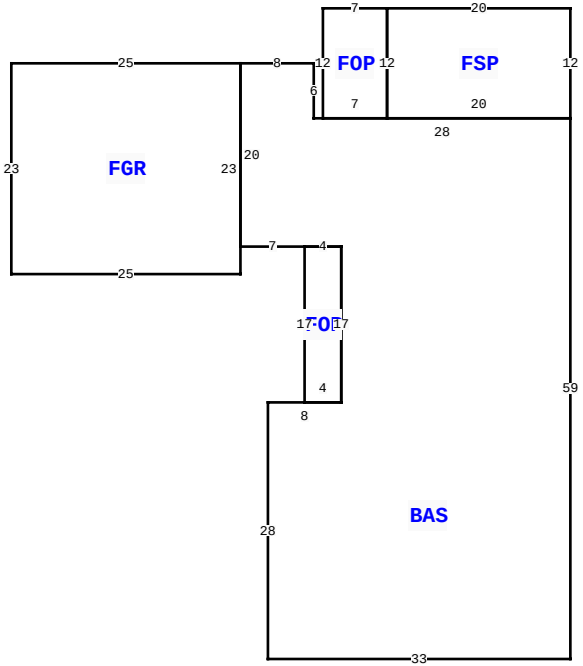
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,901	100		1,901	170,964
FGR	575	55		316	28,419
FOP	68	30		20	1,799
FOP	84	30		25	2,248
FSP	240	40		96	8,634
TOTALS	2,868			2,358	212,064

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	138.36	326,253	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1901 HX Base Yr 2019



629 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	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	CARPORT 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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		212,064
TOTAL MARKET OB/XF VALUE		9,036
TOTAL LAND VALUE - MARKET		27,720
TOTAL MARKET VALUE		248,820
SOH/AGL Deduction		63,595
ASSESSED VALUE		185,225
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,814
TOTAL JUST VALUE		248,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,667

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	11	100
GRANTOR: WILLIAM MCMILLER & JE						
GRANTEE: WILLIAM MCMILLER &						
1351/1763	1/17/2018	WD	Q	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 9,036

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 11/17/2026 BY SYS