

LOT 10 SOUTHWOOD ACRES UNIT 3.  
360-302, 695-807, 994-33, DC 113

LYNN NATHANIEL/LYNN CHRISTINA  
797 SW HAMLET CIRCLE  
LAKE CITY, FL 32024

**2026**

36-4S-16-03373-010  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	11	CLAY TILE	40
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	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
BAS	2,896	100	
FGR	900	55	2026
FOP	156	30	
TOTALS	3,952		
			3,438
			313,291

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%	- 2023								
Heated Area: 2896						HX Base Yr 2023					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		313,291	
TOTAL MARKET OB/XF VALUE		19,997	
TOTAL LAND VALUE - MARKET		36,960	
TOTAL MARKET VALUE		370,248	
SOH/AGL Deduction		61,962	
ASSESSED VALUE		308,286	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		256,875	
TOTAL JUST VALUE		370,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,491	
SALE:1:1: 2 PARCELS /03373-009 VACANT LOT VALUE \$9			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044173	Roof Replacement	22,145	04/13/2022
35938	GARAGE	152	10/31/2017
9941	REMODEL	100	07/11/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2677	5/16/2022	WD	Q	I	01	294,200
GRANTOR: HANDY BRADLEY R						
GRANTEE: LYNN NATHANIEL						
1269/0585	2/03/2014	WD	Q	I	01	207,800
GRANTOR: BARRY R HUBER						
GRANTEE: BRADLEY R & KELLI L						

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	0166	CONC,PAVMT	0	100	0	0		306.00	UT 2.00	2.00	100	1993	1993	3	100	612
3	0258	PATIO	0	100	0	0		1,210.00	UT 2.50	2.50	100	1993	1993	3	100	3,025
4	0031	BARN,MT AE	0	100	28	30		840.00	UT 9.00	9.00	100	2018	2018	3	100	7,560
5	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	800
6	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	1,000
7	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	5,000
TOTALS															19,997	

LAND DESCRIPTION																								
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							