

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

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		
TOTALS		3,438	307,780

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		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			307,780
TOTAL MARKET OB/XF VALUE			19,997
TOTAL LAND VALUE - MARKET			36,960
TOTAL MARKET VALUE			364,737
SOH/AGL Deduction			56,451
ASSESSED VALUE			308,286
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			256,875
TOTAL JUST VALUE			364,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,491

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		797 SW HAMLET CIR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0180	FPLC 1STRY	
2	0166	CONC,PAVMT	
3	0258	PATIO	
4	0031	BARN,MT AE	
5	0081	DECKING WI	
6	0294	SHED WOOD/	
7	0166	CONC,PAVMT	

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

TOTAL OB/XF	19,997

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W45 N16 W16 S16 W27 S30 E40 E48 N30 \$	
FOP=[ORIG=-48,30] S6 E26 N6 W26 \$	
FGR=[YR=2026;ORIG=-118,0] E30 S30 W30 N30 \$	

LAND DESCRIPTION		TOTAL OB/XF 19,997																						
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							