BEG 663.60 FT S & 418.82 FT E OF OF NW1/4, RUN E 136.20 FT, S 320 FT, N 320 FT TO POB.

HANDY BENJAMIN DAVID
183 SW BRADSHAW GLN
LAKE CITY, FL 32024

2026

01-5S-16-03397-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

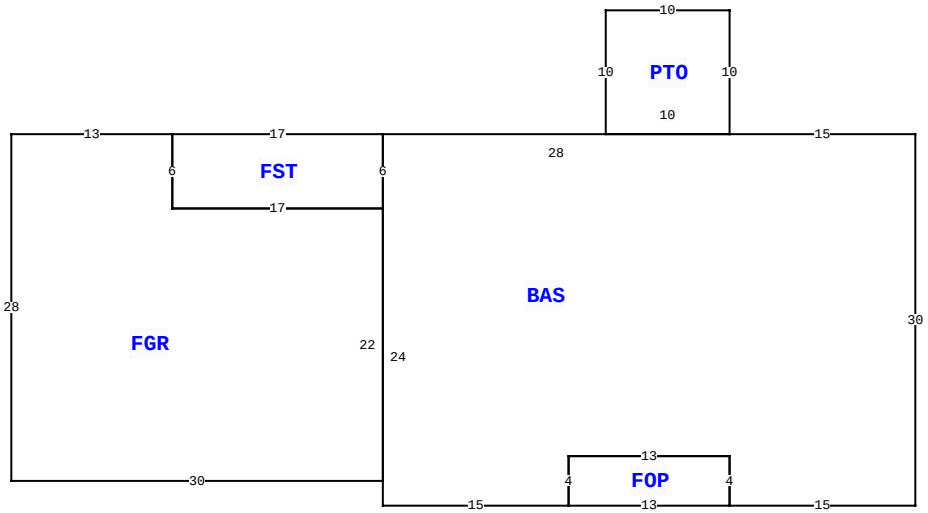
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100		1,238	109,607
FGR	738	55		406	35,945
FOP	52	30		16	1,417
FST	102	55		56	4,958
PTO	100	5		5	442
TOTALS	2,230			1,721	152,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	113.0920	126.66	217,982	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 1998 Heated Area: 1238 HX Base Yr 1998



183 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,369
TOTAL MARKET OB/XF VALUE		1,636
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		174,005
SOH/AGL Deduction		56,169
ASSESSED VALUE		117,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,114
TOTAL JUST VALUE		174,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,338

SALE:2:1: 1 ACRE

SALE:1:1: FAMILY TRANSACTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18418	GARAGE	155	06/19/2001
12478	SFR	210	05/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0778	8/08/2017	QC	U	I	11	100
GRANTOR: HEATHER HANDY						
GRANTEE: BENJAMIN DAVID HAND						
0838/1236	4/25/1997	WD	Q	V	03	12,000
GRANTOR: MICHAEL J & MAXINE HA						
GRANTEE: BENJAMIN D & HEATHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 W10 S10 E10$ W28 FST= W17 S6 E17 N6$ S6 FGR= W17 N6 W13 S28 E30 N22$ S24 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N30$.

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	0166	CONC,PAVMT	0	100	24	26	624.00	UT	1.50	1.50	100	2001	2001	3	100	936	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 1,636

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	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/05/2019 BY KR Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2025 BY SYS