

BEG SE COR OF N1/2 OF SW1/4 OF
NW1/4, S 100.02 FT TO N LINE
OF COVE AT ROSE CREEK, WEST

HANDY BRENT
292 SW BRADSHAW CIR
LAKE CITY, FL 32024

2026

01-5S-16-03397-021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	00	N/A 50
Interior Floor	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
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	556	100		556	66,976
BAS	2,354	100		2,354	283,565
FOP	140	30		42	5,059
FOP	240	30		72	8,674
TOTALS	3,290			3,024	364,274

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0166	CONC, PAVMT	0	100	0	0		625.00	UT 3.00
3	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 4,500.00
5	0280	POOL R/CON	0	100	39	15		585.00	UT 70.00
6	0166	CONC, PAVMT	0	100	0	0		4,968.00	UT 3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	4.69

REVIEW DATE 12/01/2021 BY HC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,024	112.0350	125.48	379,452	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM 100% - 2023 Heated Area: 2910 HX Base Yr 2023												
292 SW BRADSHAW GLN, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

TOTAL OB/XF 68,010												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	4.69	AC		1.00

TOTAL OB/XF 68,010												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	4.69	AC		1.00

Total Acres: 4.69 Total Land Value: 51,590 Market: 0 Agricultural: 0 Common: 51,590

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		364,274	
TOTAL MARKET OB/XF VALUE		68,010	
TOTAL LAND VALUE - MARKET		51,590	
TOTAL MARKET VALUE		483,874	
SOH/AGL Deduction		38,454	
ASSESSED VALUE		445,420	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		394,698	
TOTAL JUST VALUE		483,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41066	SFR		12/23/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1418/1688	8/27/2020	WD	U	V	30
GRANTOR: DOUGLAS W HANDY					
GRANTEE: BRENT W HANDY					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[ORIG=8,-10] W17 S12 S7 W20 N7 W25 S25 E11 S3 E8 E7 S10 E12 N2 E7 S8 S2 E17 N6 E7 N15 W7 N37 \$					
BAS=[ORIG=-100,-7] E23 S28 W12 N8 W11 N20 \$					
FOP=[ORIG=-28,30] W7 S16 E26 N8 W7 S2 W12 N10 \$					
FOP=[ORIG=-29,2] E20 S7 W20 N7 \$					

OTHER ADJUSTMENTS AND NOTES												
YEAR	DENSITY	DECL	FRZ	YR	CONSRV							

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