

LOT 9 SOUTHWOOD ACRES S/D UNIT 4
ORB 413-529,894-1757, CT 1251-23

HANDY ROY T/HANDY AZIE
285 SW SWEETBRIAR DR
LAKE CITY, FL 32024

2026

36-4S-16-03382-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		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	07 07
DOR CODE	0100
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	2,240	100		2,240	214,018
FOP	36	30		11	1,051
FST	120	55		66	6,306
TOTALS	2,396			2,317	221,374

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0258	PATIO	0 100	12	20	1.00	UT	0.00	0.00	100	0
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993
4	0294	SHED WOOD/	0 100	16	12	192.00	UT	11.00	11.00	50	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.78	AC	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,317	131.2410	146.99	340,576	1975	1985	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 2240 HX Base Yr 2017											

285 SW SWEETBRIAR DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		221,374	
TOTAL MARKET OB/XF VALUE		5,821	
TOTAL LAND VALUE - MARKET		32,040	
TOTAL MARKET VALUE		259,235	
SOH/AGL Deduction		88,672	
ASSESSED VALUE		170,563	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		119,841	
TOTAL JUST VALUE		259,235	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1304/0648	11/10/2015	WD	Q	I	01	174,900	
GRANTOR: JOSHUA M CADY LLC							
GRANTEE: ROY T & AZIE HANDY							
1303/1899	10/29/2015	WD	U	I	12	146,000	
GRANTOR: REAL CAPITAL VENTURES							
GRANTEE: JOSHUA M CADY LLC							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W12 S5 W50 S32 E28 FOP= E6 N6 W6 S6\$ N6 E34 E20 N20 FST= N6 W20 S6 E20\$ W20 N11\$.											