COMM NW COR OF SEC, RUN S 984 FT, E 3.60 FT TO E R/W WALTER LITTLE RD, S 60.03 FT FOR POB,

MONDRAGON ALEJANDRO/MONDRAGON MARIA
126 SW BRADSHAW GLN
LAKE CITY, FL 32024-4935

2027

01-5S-16-03397-002

BUILDING CHARACTERISTICS

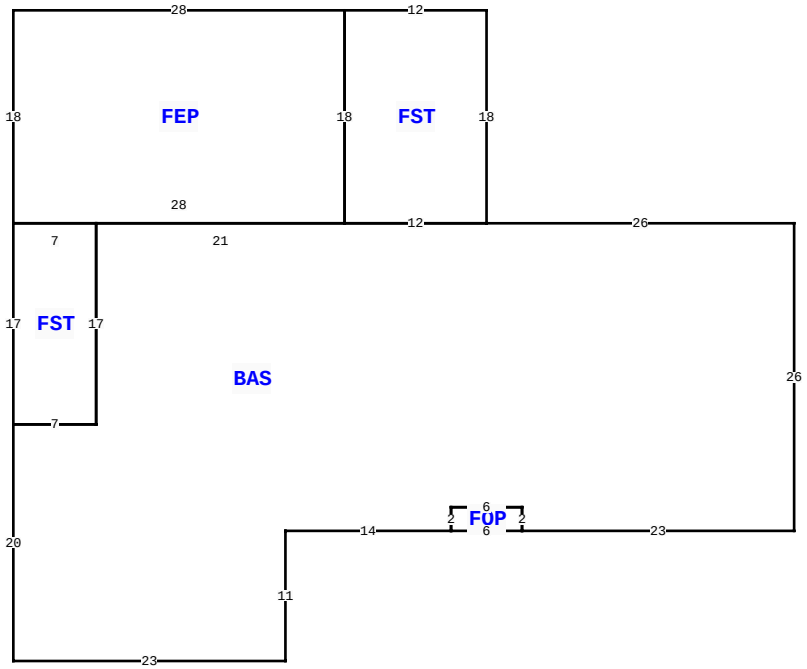
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	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	1,838	100		1,838	153,483
FEP	504	80		403	33,652
FOP	12	30		4	334
FST	119	55		65	5,428
FST	216	55		119	9,937
TOTALS	2,689			2,429	202,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,429	116.7880	128.47	312,054	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1838 HX Base Yr 2014



126 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	75	1993	1993	3	75	300	
4	0166	CONC,PAVMT	0	100	0	0	1,260.00	UT	2.25	2.25	100	2009	2009	3	100	2,835	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		202,835
TOTAL MARKET OB/XF VALUE		6,135
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		231,970
SOH/AGL Deduction		93,324
ASSESSED VALUE		138,646
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,235
TOTAL JUST VALUE		231,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,648

SALE:1:1: 2 PARCELS - RE03425-012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15429	POOL	135	04/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/0346	7/25/2013	WD	U	I	38	107,000
GRANTOR: ANDREW P & KATIE M RO						
GRANTEE: ALEJANDRO & MARIA M						
1028/2474	11/10/2003	WD	Q	I	06	100
GRANTOR: RUSSELL & TARA ROCCO						
GRANTEE: ANDREW P & KATIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FST= N18 W12 S18 E12$ W12 FEP= N18 W28 S18 E28$ W21 FST= W7 S17 E7 N17$ S17W7 S20 E23 N11 E14 FOP= E6 N2 W6 S2$ N2 E6 S2 E23 N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,135

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	23,000.00	23,000.00	23,000							

REVIEW DATE 01/09/2026 BY KS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS