

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.

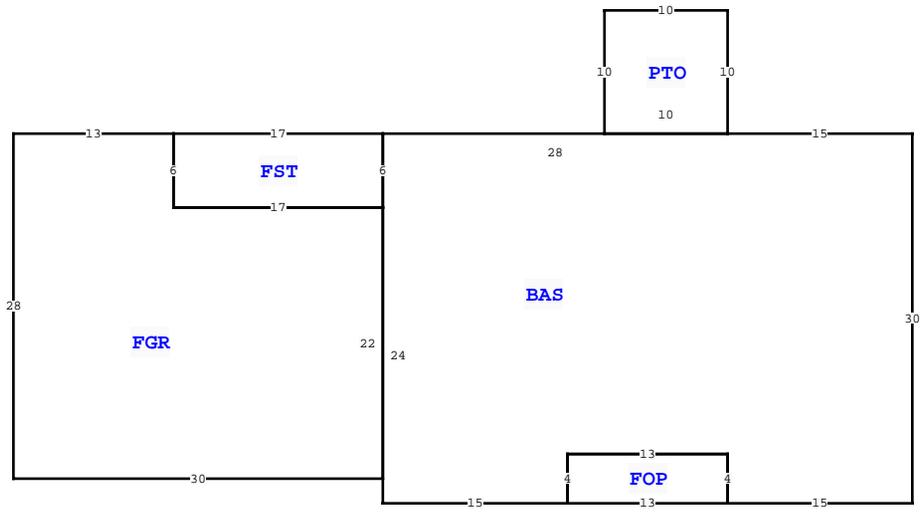
HANDY BENJAMIN DAVID  
183 SW BRADSHAW GLN  
LAKE CITY, FL 32024

2026

01-5S-16-03397-005

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 70				
Exterior Wall	31 VINYL SID 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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	111,562
FGR	738	55		406	36,587
FOP	52	30		16	1,442
FST	102	55		56	5,047
PTO	100	5		5	451
TOTALS	2,230			1,721	155,088

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%	1998		Heated Area: 1238					HX Base Yr 1998	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			155,088
TOTAL MARKET OB/XF VALUE			1,636
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			179,724
SOH/AGL Deduction			62,231
ASSESSED VALUE			117,493
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			66,082
TOTAL JUST VALUE			179,724
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						

EXTRA FEATURES															
L N	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

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\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							