BEG 663.6 FT S & 555.02 FT E OF OF NW1/4, RUN E 181.50 FT, S 320 FT, N 320 FT TO POB.

SPRADLEY BRANDI A
233 SW BRADSHAW GLEN
LAKE CITY, FL 32024

2027

01-5S-16-03397-006

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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

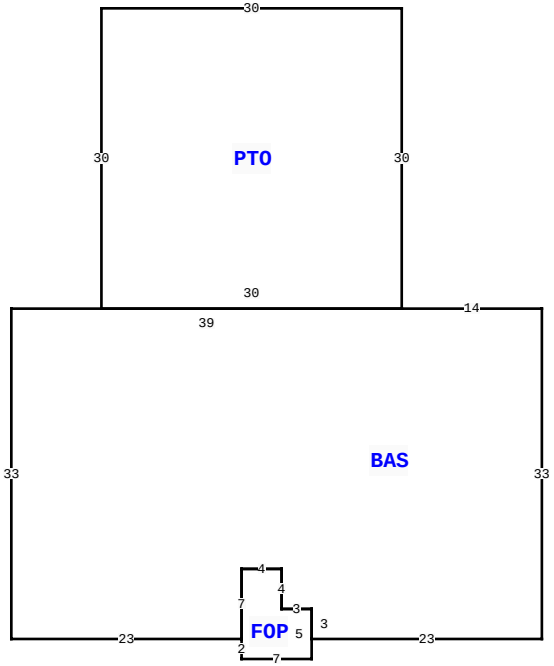
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	150,507
FOP	51	30		15	1,319
PTO	900	5		45	3,956
TOTALS	2,663			1,772	155,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	114.1700	125.59	222,545	1989	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2024 Heated Area: 1712 HX Base Yr 2024



233 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	336	
3	0166	CONC,PAVMT	0	100	6	35	210.00	UT	2.00	2.00	75	1993	1993	3	75	315	
4	0166	CONC,PAVMT	0	100	4	114	456.00	UT	2.00	2.00	75	1993	1993	3	75	684	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,782
TOTAL MARKET OB/XF VALUE		2,535
TOTAL LAND VALUE - MARKET		30,590
TOTAL MARKET VALUE		188,907
SOH/AGL Deduction		0
ASSESSED VALUE		188,907
TOTAL EXEMPTION VALUE	HX HB 13	188,907
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		188,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2641	8/10/2023	WD	U	I	30	200,000
GRANTOR: SPRADLEY AMBER N						
GRANTEE: SPRADLEY BRANDI A						
1496/2640	8/10/2023	QC	U	I	11	100
GRANTOR: SPRADLEY DUSTIN SR						
GRANTEE: GREEN AMBER FKA AMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N30 W30 S30 E30$ W39 S33 E23 FOP= S2E7 N5 W3 N4 W4 S7$ N7 E4 S4 E3S3E23 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,535

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	1.33	AC		1.00	1.00	1.00	23,000.00	23,000.00	30,590							

REVIEW DATE 01/09/2026 BY KS Total Acres: 1.33 Total Land Value: 30,590 Market: 0 Agricultural: 0 Common: 30,590 PRINTED 11/16/2026 BY SYS