COMM 663.6 FT S OF NW COR OF SEC
FT, S 320 FT FOR POB, CONT S 765
W 308.87 FT, N 765.16 FT, E 308.

HANDY PAMELA
294 SW BRADSHAW GLEN
LAKE CITY, FL 32024

**2027**

**01-5S-16-03397-007**

## BUILDING CHARACTERISTICS

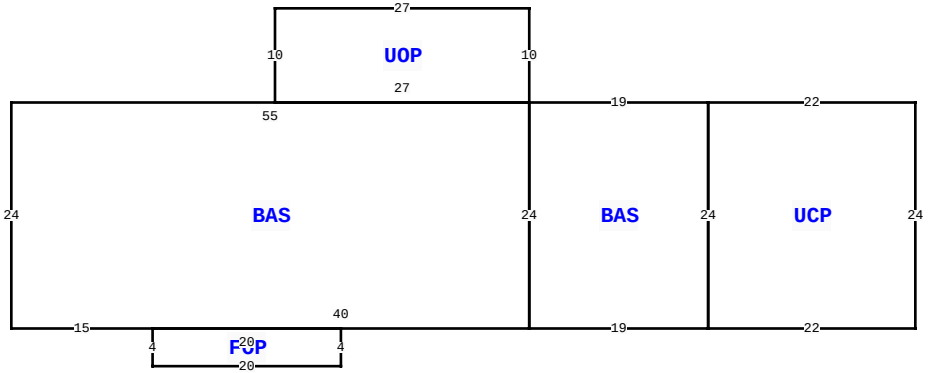
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| 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 | 456 | 100 | | 456 | 38,331 |
| BAS | 1,320 | 100 | | 1,320 | 110,956 |
| FOP | 80 | 30 | | 24 | 2,018 |
| UCP | 528 | 20 | | 106 | 8,910 |
| UOP | 270 | 20 | | 54 | 4,539 |
| TOTALS | 2,654 | | | 1,960 | 164,754 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,960 | 117.5640 | 129.32 | 253,467 | 1976 | 1976 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2000 Heated Area: 1776 HX Base Yr




294 SW BRADSHAW GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 164,754 |
| TOTAL MARKET OB/XF VALUE | 13,658 |
| TOTAL LAND VALUE - MARKET | 65,040 |
| TOTAL MARKET VALUE | 243,452 |
| SOH/AGL Deduction | 72,296 |
| ASSESSED VALUE | 171,156 |
| TOTAL EXEMPTION VALUE | HX HB WX 56,411 |
| BASE TAXABLE VALUE | 114,745 |
| TOTAL JUST VALUE | 243,452 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 246,445 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056667 | Mobile Home | | 09/25/2026 |
| 31555 | M H | 751 | 10/31/2013 |
| 8662 | ADDN SFR | 13,000 | 07/29/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1577/1219 | 9/11/2026 | PR | U | I | 11 | 100 |
| GRANTOR: HANDY DOUGLAS W | | | | | | |
| GRANTEE: HANDY PAMELA | | | | | | |
| 1412/1571 | 5/29/2020 | WD | U | V | 11 | 100 |
| GRANTOR: BRENT HANDY | | | | | | |
| GRANTEE: DOUGLAS W HANDY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W55 S24 E15 FOP= S4 E20N4 W20$ E40 BAS= E19 UCP= E22 N24 W22 S24$ N24 W19 S24$ N24$ UOP= N10 W27 S10 E27$ .

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 144.00 | UT | 7.50 | 7.50 | 50 | 1993 | 1993 | 3 | 50 | 540 | |
| 3 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 30 | 300.00 | UT | 7.50 | 7.50 | 70 | 1993 | 1993 | 3 | 70 | 1,575 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 24 | 48 | 1,152.00 | UT | 2.00 | 2.00 | 75 | 1993 | 1993 | 3 | 75 | 1,728 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 121 | 1,210.00 | UT | 2.00 | 2.00 | 75 | 1993 | 1993 | 3 | 75 | 1,815 | |
| 7 | 0166 | CONC,PAVMT | 0 | 100 | 5 | 92 | 460.00 | UT | 2.00 | 2.00 | 75 | 1993 | 1993 | 3 | 75 | 690 | |
| 8 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 100 | |
| 9 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 20 | 240.00 | UT | 11.00 | 11.00 | 100 | 2009 | 2009 | 3 | 100 | 2,640 | |
| 10 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,338

| 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 | 5.42 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 65,040 | | | | | | | |

REVIEW DATE 01/09/2026 BY KS Total Acres: 5.42 Total Land Value: 65,040 Market: 0 Agricultural: 0 Common: 65,040 PRINTED 11/16/2026 BY SYS

COMM 663.6 FT S OF NW COR OF SEC
FT, S 320 FT FOR POB, CONT S 765
W 308.87 FT, N 765.16 FT, E 308.

HANDY PAMELA
294 SW BRADSHAW GLEN
LAKE CITY, FL 32024

**2027**

**01-5S-16-03397-007**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
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| TOTAL JUST VALUE | | 243,452 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 246,445 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1577/1219 | 9/11/2026 | PR | U | I | 11 | 100 |
| GRANTOR: HANDY DOUGLAS W | | | | | | |
| GRANTEE: HANDY PAMELA | | | | | | |
| 1412/1571 | 5/29/2020 | WD | U | V | 11 | 100 |
| GRANTOR: BRENT HANDY | | | | | | |
| GRANTEE: DOUGLAS W HANDY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0251 | LEAN TO W/ | 0 | 100 | 4 | 20 | 80.00 | UT | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 100 | 320 | |

TOTAL OB/XF 320

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 01/09/2026 BY KS Total Acres: 5.42 Total Land Value: 65,040 Market: 0 Agricultural: 0 Common: 65,040 PRINTED 11/16/2026 BY SYS