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 DOUGLAS W
294 SW BRADSHAW GLEN
LAKE CITY, FL 32024

2026

01-5S-16-03397-007

BUILDING CHARACTERISTICS

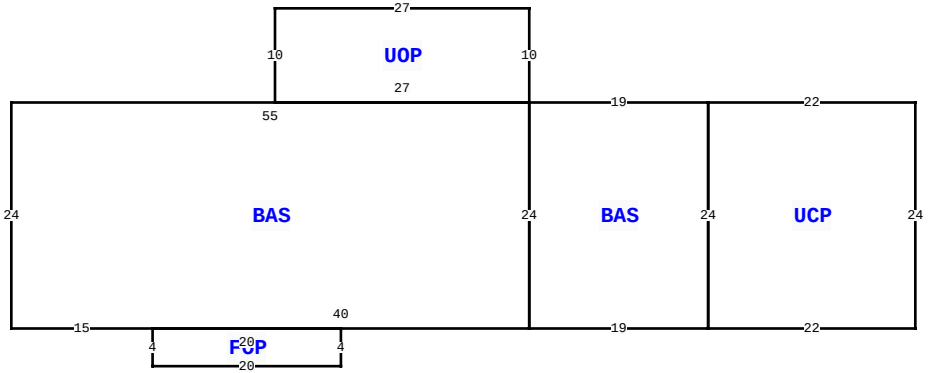
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	39,027
BAS	1,320	100		1,320	112,973
FOP	80	30		24	2,054
UCP	528	20		106	9,072
UOP	270	20		54	4,622
TOTALS	2,654			1,960	167,747

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	131.67	258,073	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	04/22/2026 MLU
XF DATE		LAND DATE	
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	167,747
TOTAL MARKET OB/XF VALUE	13,658
TOTAL LAND VALUE - MARKET	65,040
TOTAL MARKET VALUE	246,445
SOH/AGL Deduction	80,274
ASSESSED VALUE	166,171
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	109,760
TOTAL JUST VALUE	246,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
1412/1571	5/29/2020	WD	U	V	11	100
GRANTOR: BRENT HANDY						
GRANTEE: DOUGLAS W HANDY						
1401/0712	12/13/2019	WD	U	V	37	40,000
GRANTOR: CURTIS R & WILLIAM MY						
GRANTEE: BRENT 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 06/22/2026 BY SYS

COMM 663.6 FT S OF NW COR OF SEC
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2026

01-5S-16-03397-007

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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	

LAND DESCRIPTION

TOTAL OB/XF 320

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 06/22/2026 BY SYS