

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		CONSTRUCTION	
ELEMENT	CD		
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
BAS	456	100	
BAS	1,320	100	
FOP	80	30	
UCP	528	20	
UOP	270	20	
TOTALS	2,654		

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	134.02	262,679	1976	1976		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2000 Heated Area: 1776 HX Base Yr													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			170,741
TOTAL MARKET OB/XF VALUE			13,658
TOTAL LAND VALUE - MARKET			65,040
TOTAL MARKET VALUE			249,439
SOH/AGL Deduction			83,268
ASSESSED VALUE			166,171
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			109,760
TOTAL JUST VALUE			249,439
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						

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	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	

TOTAL OB/XF													
13,338													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/22/2026			MLU							

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\$ .													

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

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 170,741 TOTAL MARKET OB/XF VALUE 13,658 TOTAL LAND VALUE - MARKET 65,040 TOTAL MARKET VALUE 249,439 SOH/AGL Deduction 83,268 ASSESSED VALUE 166,171 TOTAL EXEMPTION VALUE HX HB WX 56,411 BASE TAXABLE VALUE 109,760 TOTAL JUST VALUE 249,439 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 241,025											
																				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											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/22/2026 MLU AG DATE											
TOTALS																				OFF RECORD Number DATE TYPE INST Q / V / 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											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS															
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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV