COMM 663.6 FT S & 1327.67 FT E O
RUN S 380 FT W 308.87 FT FOR POB
FT, W 308.87 FT, N 705.16 FT TO

HANDY BRADLEY R/HANDY KELLI L
136 SW GOVENORS GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-010

BUILDING CHARACTERISTICS

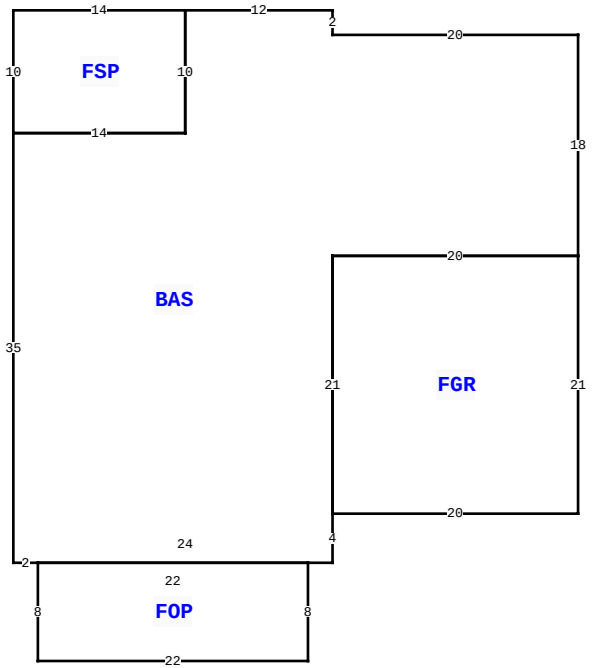
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,390	100		1,390	164,431
FGR	420	55		231	27,326
FOP	176	30		53	6,270
FSP	140	40		56	6,624
TOTALS	2,126			1,730	204,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	115.6400	127.20	220,056	2019	2018	0	0	0	7.00	93.00

3 SINGLE FAM 0% - 0 Heated Area: 1390 HX Base Yr



262 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0166	CONC,PAVMT	0	0	20	24	480.00	UT	2.00	2.00	75	1993	1993	3	75	720	
2	0166	CONC,PAVMT	0	0	16	20	320.00	UT	2.00	2.00	100	2018	2018	3	100	640	
3	0296	SHED METAL	0	0	16	20	320.00	UT	9.00	9.00	100	2018	2018	3	100	2,880	
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,652
TOTAL MARKET OB/XF VALUE	9,940
TOTAL LAND VALUE - MARKET	18,600
TOTAL MARKET VALUE	233,192
SOH/AGL Deduction	0
ASSESSED VALUE	233,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,192
TOTAL JUST VALUE	233,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053026	Generator		05/06/2025
35909	SFR	765	10/24/2017
9936	M H	125	07/10/1995
8805	PUMP/UTPOL	30	08/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/1001	3/05/2017	WD	U	I	11	100
GRANTOR: BRADLEY HANDY						
GRANTEE: BRADLEY R & KELLI L						
1323/1732	8/12/2016	WD	U	I	12	40,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: BRADLEY HANDY (A MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N2 W12 FSP= W14 S10 E14 N10$ S10 W14 S35 E2 FOP= S8 E22 N8 W22$ E24 N4 FGR= E20 N21 W20 S21$ N21 E20 N18$.

LAND DESCRIPTION

TOTAL OB/XF 9,940

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	0		00	0.00	0.00	1.24	AC		1.00	1.00	1.00	15,000.00	15,000.00	18,600							

REVIEW DATE 03/11/2026 BY robin Total Acres: 1.24 Total Land Value: 18,600 Market: 0 Agricultural: 0 Common: 18,600 PRINTED 11/16/2026 BY SYS