

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

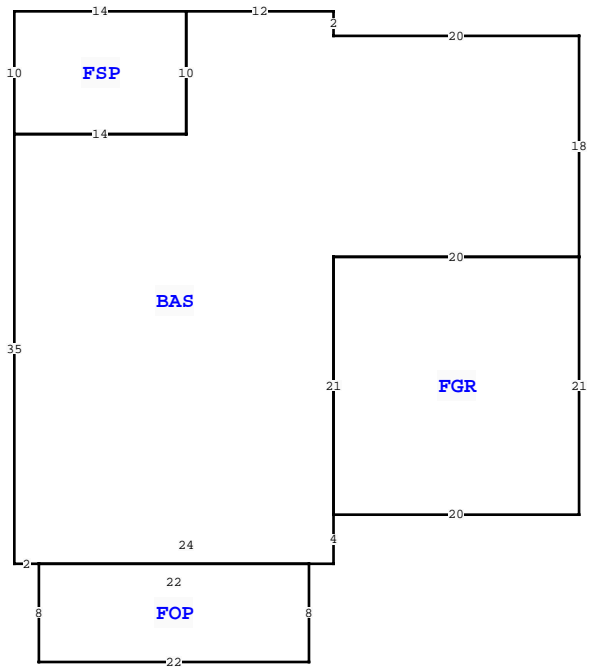
HANDY BRADLEY R/HANDY KELLI L
 136 SW GOVENORS GLN
 LAKE CITY, FL 32024

2026

01-5S-16-03397-010


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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		
Architctual Units	05	CONV	100		
		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	167,431
FGR	420	55		231	27,825
FOP	176	30		53	6,384
FSP	140	40		56	6,745
TOTALS	2,126			1,730	208,385

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	129.52	224,070	2019	2018	0	0	0	7.00	93.00
3 SINGLE FAM			0% - 0	Heated Area: 1390			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,385
TOTAL MARKET OB/XF VALUE			9,940
TOTAL LAND VALUE - MARKET			18,600
TOTAL MARKET VALUE			236,925
SOH/AGL Deduction			0
ASSESSED VALUE			236,925
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			236,925
TOTAL JUST VALUE			236,925
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,746

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						

EXTRA FEATURES		262 SW BRADSHAW GLN, LAKE CITY															
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	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	

LAND DESCRIPTION		TOTAL OB/XF 9,940																						
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	0		00	0.00	0.00	1.24	AC		1.00	1.00	1.00	15,000.00	15,000.00	18,600							

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\$.