COMM SE COR OF N1/2 OF SW1/4 OF
227.21 FT, W 782.91 FT FOR POB,
704.79 FT, W 309.50 FT, S 528.06

CHUBB DELISA LYNN
172 SW BRADSHAW GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-013

BUILDING CHARACTERISTICS

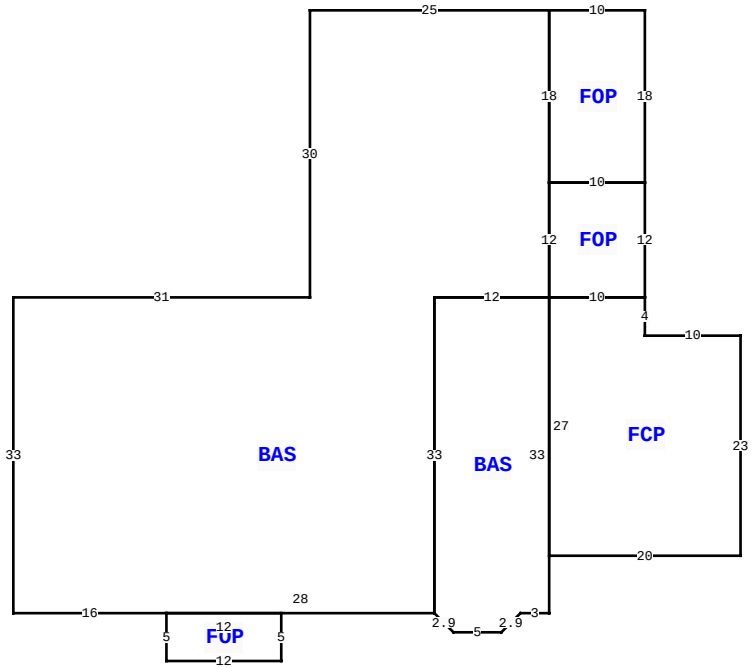
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	410	100		410	37,118
BAS	2,202	100		2,202	199,352
FCP	500	25		125	11,317
FOP	60	30		18	1,630
FOP	120	30		36	3,259
FOP	180	30		54	4,889
TOTALS	3,472			2,845	257,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,845	126.6160	139.28	396,252	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2612 HX Base Yr 2026



172 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0210	GARAGE U	0	100	12	32	276.00	UT	5.00	5.00	100	1993	1993	3	100	1,380	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		257,564
TOTAL MARKET OB/XF VALUE		3,380
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		308,944
SOH/AGL Deduction		0
ASSESSED VALUE		308,944
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,533
TOTAL JUST VALUE		308,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37301	MAINT/ALTR	75	10/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1147	11/02/2026	WD	Q	I	01	437,500
GRANTOR: CASTILLO JOSE RAMON D						
GRANTEE: CHUBB DELISA LYNN						
1451/61	10/26/2021	WD	Q	I	01	285,000
GRANTOR: LITTLE JOEL						
GRANTEE: CASTILLO JOSE RAMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S30 W31 S33 E16 FOP= S5 E12 N5 W12$ E28 BAS= D2 R2 E5 R2 U2 E3 N33 W12 S33$ N33 E12 FCP= S27 E20 N23 W10 N4W10$ FOP= E10 N12 W10 S12$ N12 FOP= E10 N18 W10 S18$ N18$.

LAND DESCRIPTION

TOTAL OB/XF 3,380

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	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							

REVIEW DATE 01/09/2026 BY KS Total Acres: 4.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS