BEG AT NE COR OF S1/2 OF NW1/4
OF NW1/4, RUN W 443.36 FT, S
320 FT TO N LINE OF A 60-FOOT

FITZHUGH KIM B/FITZHUGH CAROL A
293 SW BRADSHAW GLN
LAKE CITY, FL 32024-4938

2027

01-5S-16-03397-017

BUILDING CHARACTERISTICS

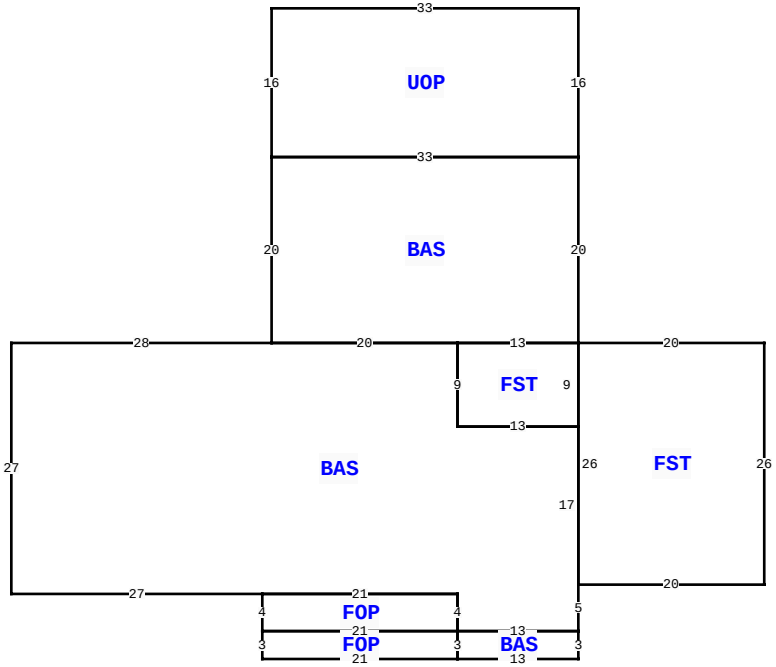
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	39	100		39	2,471
BAS	660	100		660	41,821
BAS	1,582	100		1,582	100,244
FOP	63	30		19	1,204
FOP	84	30		25	1,584
FST	117	55		64	4,055
FST	520	55		286	18,123
UOP	528	20		106	6,717
TOTALS	3,593			2,781	176,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,781	104.7360	115.21	320,399	1978	1978	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 2281 HX Base Yr



293 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	30	34	1,020.00	UT	12.00	12.00	65	1996	1996	3	65	7,956	
3	0251	LEAN TO W/	0	100	7	30	210.00	UT	2.00	2.00	100	1996	1996	3	100	420	
4	0252	LEAN-TO W/	0	100	10	30	300.00	UT	3.00	3.00	100	1996	1996	3	100	900	
5	0040	BARN,POLE	0	100	36	52	1,872.00	UT	2.50	2.50	70	1996	1996	3	70	3,276	
6	0040	BARN,POLE	0	100	14	20	280.00	UT	2.50	2.50	50	1996	1996	3	50	350	
7	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	50	1996	1996	3	50	720	
8	0294	SHED WOOD/	0	100	11	24	264.00	UT	7.50	7.50	50	1996	1996	3	50	990	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,219
TOTAL MARKET OB/XF VALUE		15,812
TOTAL LAND VALUE - MARKET		39,120
TOTAL MARKET VALUE		231,151
SOH/AGL Deduction		83,431
ASSESSED VALUE		147,720
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,309
TOTAL JUST VALUE		231,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,348

SALE:1:1: 3.26 ACRES WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10574	GARAGE	165	12/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0722/0398	6/01/1990	AG	U	I		76,900

GRANTOR: DONALD SLOAN

GRANTEE: KIM FITZHUGH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S27 E27 FOP= S4 E21N4 W21$ E21 S4 FOP= W21 S3 E21 N3$ BAS= S3 E13 N3 W13$ E13 N5 FST= E20 N26 W20 S26$ N17 FST= N9 W13 S9 E13$ W13 N9 BAS= E13 N20 UOP= N16 W33 S16 E33$ W33 S20 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 15,812

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	3.26	AC		1.00	1.00	1.00	12,000.00	12,000.00	39,120							

REVIEW DATE 01/09/2026 BY KS Total Acres: 3.26 Total Land Value: 39,120 Market: 0 Agricultural: 0 Common: 39,120 PRINTED 11/17/2026 BY SYS