COMM NW COR OF SEC, RUN SOUTH
663.6 FT, E 1327.67 FT, S 380
FT, W 308.87 FT, S 175.02 FT

HANDY BRENT
295 NW COMMONS LOOP, STE 115-343
LAKE CITY, FL 32024

2026

01-5S-16-03397-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

290 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,500
TOTAL LAND VALUE - MARKET	41,140
TOTAL MARKET VALUE	68,640
SOH/AGL Deduction	7,535
ASSESSED VALUE	61,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,105
TOTAL JUST VALUE	68,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053897	Electrical Servic		08/22/2025
000051064	Electrical Servic	0	10/14/2024
000046088	Swimming Pool and	70,000	12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1129	9/09/2019	WD	U	I	30	100

GRANTOR: BRADLEY R & KELLI L H

GRANTEE: BRENT HANDY

BUILDING NOTES

BUILDING DIMENSIONS

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	0210	GARAGE U	0	0	50	40	2,000.00	UT	13.00	13.00	100	2017	2017	3	100	26,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 27,500

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	0000	C	VAC RES	0		00	0.00	0.00	3.74	AC		1.00	1.00	1.00	11,000.00	11,000.00	41,140							

REVIEW DATE 01/09/2026 BY KS Total Acres: 3.74 Total Land Value: 41,140 Market: 0 Agricultural: 0 Common: 41,140 PRINTED 06/22/2026 BY SYS