

BEG SE COR OF N1/2 OF SW1/4 OF N
 FT TO N LINE OF COVE AT ROSE CRE
 FT, N 330.41 FT, EAST 617.74 FT

HANDY BRENT
 292 SW BRADSHAW CIR
 LAKE CITY, FL 32024

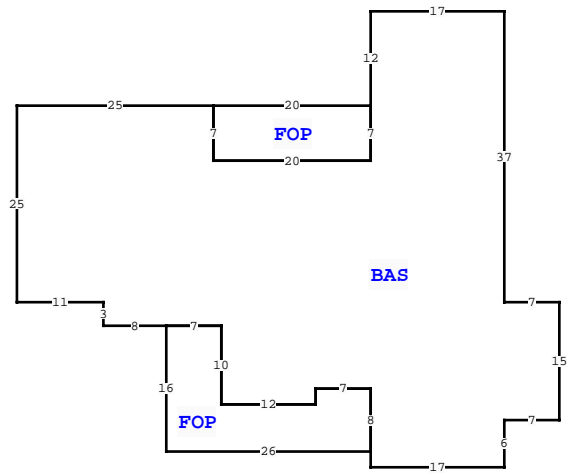
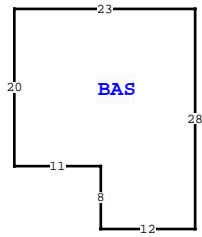
2026

01-5S-16-03397-021



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	00	N/A	50		
Interior Floor	13	LAM/VNLPLK	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
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	556	100		556	66,976
BAS	2,354	100		2,354	283,565
FOP	140	30		42	5,059
FOP	240	30		72	8,674
TOTALS	3,290			3,024	364,274

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2023									
			Heated Area: 2910			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		364,274	
TOTAL MARKET OB/XF VALUE		68,010	
TOTAL LAND VALUE - MARKET		56,280	
TOTAL MARKET VALUE		488,564	
SOH/AGL Deduction		44,441	
ASSESSED VALUE		444,123	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		392,712	
TOTAL JUST VALUE		488,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41066	SFR		12/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1982	12/26/2025	PR	U	I	11	0
GRANTOR: HANDY PAMELA AS PR FO						
GRANTEE: HANDY PAMELA						
1418/1688	8/27/2020	WD	U	V	30	100
GRANTOR: DOUGLAS W HANDY						
GRANTEE: BRENT W HANDY						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2022	2021		100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	625.00	UT	3.00	100	2022	2021		100	1,875	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		90	5,400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,500.00	100	2024	2023		100	4,500	
5	0280	POOL R/CON	0	100	39	15	585.00	UT	70.00	100	2024	2023		98	40,131	
6	0166	CONC, PAVMT	0	100	0	0	4,968.00	UT	3.00	100	2024	2023		100	14,904	
TOTALS															68,010	

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	
			04/22/2026 MLU

BUILDING NOTES														
BAS=[ORIG=8,-10] W17 S12 S7 W20 N7 W25 S25 E11 S3 E8 E7 S10 E12 N2 E7 S8 S2 E17 N6 E7 N15 W7 N37 \$														
BAS=[ORIG=-100,-7] E23 S28 W12 N8 W11 N20 \$														
POP=[ORIG=-28,30] W7 S16 E26 N8 W7 S2 W12 N10 \$														
POP=[ORIG=-29,2] E20 S7 W20 N7 \$														

LAND DESCRIPTION															TOTAL OB/XF									
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	100		A-1	0.00	0.00	4.69	AC		1.00	1.00	1.00	12,000.00	12,000.00	56,280							