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

2027

01-5S-16-03397-021

BUILDING CHARACTERISTICS

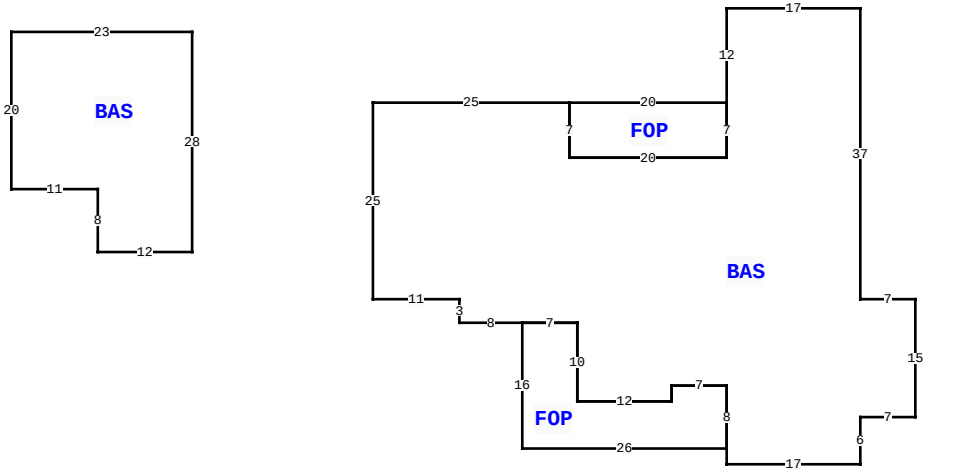
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	65,780
BAS	2,354	100		2,354	278,503
FOP	140	30		42	4,969
FOP	240	30		72	8,518
TOTALS	3,290			3,024	357,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,024	112.0350	123.24	372,678	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 2910 HX Base Yr 2023



292 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	2022	2021		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	625.00	UT	3.00	3.00	100	2022	2021		100	1,875	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		90	5,400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	
5	0280	POOL R/CON	0	100	39	15	585.00	UT	70.00	70.00	100	2024	2023		98	40,131	
6	0166	CONC,PAVMT	0	100	0	0	4,968.00	UT	3.00	3.00	100	2024	2023		100	14,904	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	357,771
TOTAL MARKET OB/XF VALUE	68,010
TOTAL LAND VALUE - MARKET	56,280
TOTAL MARKET VALUE	482,061
SOH/AGL Deduction	24,614
ASSESSED VALUE	457,447
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	406,036
TOTAL JUST VALUE	482,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488,564

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
1577/1221	9/11/2026	QC	U	I	11	100
GRANTOR: HANDY PAMELA						
GRANTEE: HANDY BRENT						
1564/1982	12/26/2025	PR	U	I	11	0
GRANTOR: HANDY PAMELA AS PR FO						
GRANTEE: HANDY PAMELA						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
FOP=[ORIG=-28,30] W7 S16 E26 N8 W7 S2 W12 N10 $
FOP=[ORIG=-29,2] E20 S7 W20 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 68,010

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	4.69	AC		1.00	1.00	1.00	12,000.00	12,000.00	56,280							

REVIEW DATE 01/09/2026 BY KS Total Acres: 4.69 Total Land Value: 56,280 Market: 0 Agricultural: 0 Common: 56,280 PRINTED 11/17/2026 BY SYS