PART OF LOT 8 ROSE CREEK
PLANTATION PHASE I: BEG SE COR
OF SAID LOT 8 RUN N 32.50 FT,

HANDY BRADLEY R/HANDY KELLI
136 SW GOVENORS GLN
LAKE CITY, FL 32024

2027

01-5S-16-03406-208

BUILDING CHARACTERISTICS

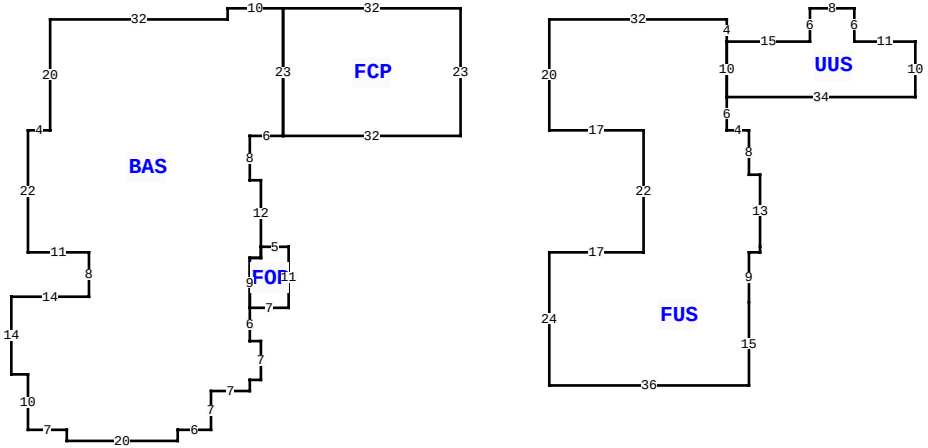
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100		3,013	392,104
FCP	736	25		184	23,945
FOP	73	30		22	2,863
FUS	1,950	100		1,950	253,768
UUS	388	50		194	25,247
TOTALS	6,160			5,363	697,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,363	123.2385	135.56	727,008	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 4963 HX Base Yr 2022



136 SW GOVERNORS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0166	CONC,PAVMT	0	100	0	0	2,110.00	UT	3.00	3.00	100	2022	2021		100	6,330	
2	0280	POOL R/CON	0	100	40	16	640.00	UT	70.00	70.00	100	2022	2021		93	41,664	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2026	2025		100	3,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	697,928
TOTAL MARKET OB/XF VALUE	53,194
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	801,122
SOH/AGL Deduction	103,499
ASSESSED VALUE	697,623
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	646,212
TOTAL JUST VALUE	801,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	813,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041579	Swimming Pool and	65,000	03/23/2021
39655	SFR	0	04/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/1299	5/09/2014	WD	Q	V	01	31,000
GRANTOR: MARK & MELINDA NICKEL						
GRANTEE: BRADLEY R & KELLI H						
1014/2405	4/30/2004	WD	Q	V	06	19,500
GRANTOR: TIMOTHY & JENNIFER NI						
GRANTEE: MARK & MELINDA NICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,-20] S20 W4 S22 E11 S8 W14 S14 E3 S10 E7 S2 E20 N2 E6 N7 E7 N2 E2 N7 W2 N6 N9 E2 N2 N12 W2 N8 E6 N23 W10 S2 W32 $
FUS=[ORIG=60,-20] S20 E17 S22 W17 S24 E36 N15 N9 E2 N1 N13 W2 N8 W4 N6 N10 N4 W32 $
FCP=[ORIG=12,-22] S23 E32 N23 W32 $
FOP=[ORIG=6,23] S9 E7 N11 W5 S2 W2 $
UUS=[ORIG=92,-16] S10 E34 N10 W11 N6 W8 S6 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,194

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-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							

REVIEW DATE 01/09/2026 BY JB Total Acres: 2.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS