

COMM SW COR OF NE1/4, RUN E 546.
 RUN NW 856.22 FT, E 262 FT TO W
 SE ALONG R/W 863.52 FT, W 262.33

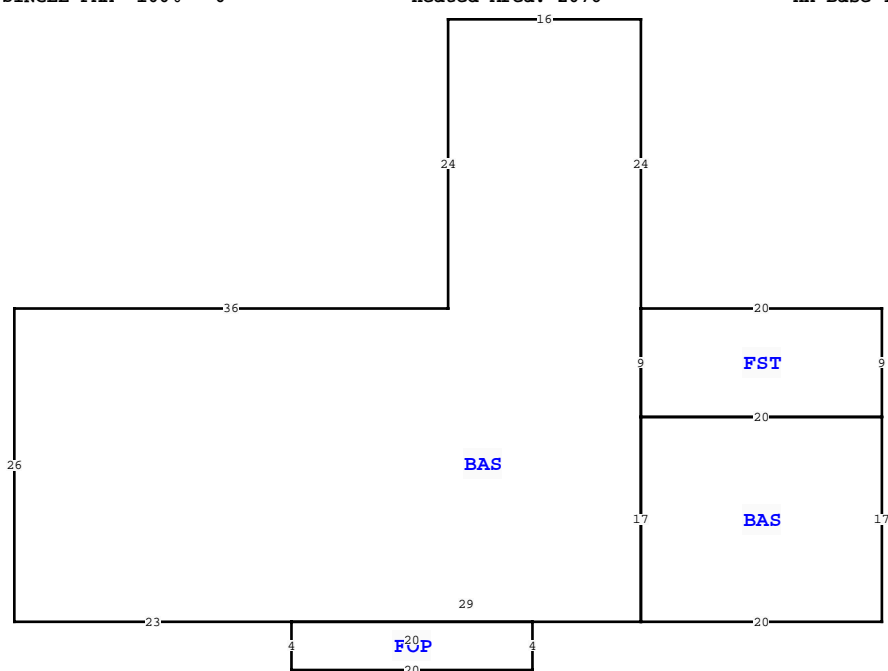
HANDY LILLIAN M/HANDY ROBERT BRIAN
 10016 S HWY 441
 LAKE CITY, FL 32025

2026

15-5S-17-09245-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	02	WALL BOARD	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0111	SFRES/STORE/SHOP	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	340	100	
BAS	1,736	100	
FOP	80	30	
FST	180	55	
TOTALS	2,336		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,199	90.8793	101.78	223,814	1968	1968	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2076 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		164,473	
TOTAL MARKET OB/XF VALUE		21,850	
TOTAL LAND VALUE - MARKET		66,690	
TOTAL MARKET VALUE		253,013	
SOH/AGL Deduction		106,473	
ASSESSED VALUE		146,540	
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE		40,129	
TOTAL JUST VALUE		253,013	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,623	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26792	MAINT/ALTR	40	02/21/2008
22702	M H	250	01/14/2005
12580	M H	125	05/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0641	6/12/2018	WD	U	I	30	20,500
GRANTOR: LILLIAN M HANDY						
GRANTEE: LILLIAN M HANDY & R						
0605/0335	10/01/1986	WD	Q	I	01	125,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		10016 S US HIGHWAY 441 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0
2	0190	FPLC PF	0
3	9945	Well/Sept	0
4	0294	SHED WOOD/	20
5	0040	BARN, POLE	0
6	9945	Well/Sept	0
7	0296	SHED METAL	10
8	9947	Septic	0
9	0255	MBL HOME S	0
10	0252	LEAN-TO W/	0

TOTAL OB/XF												21,750				
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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
6	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	100	10	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
8	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0255	MBL HOME S	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
10	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 S24 W36 S26 E23 FOP= S4 E20 N4 W20\$ E29 BAS= E20 N17 W20 S17\$ N17 FST= E20 N9 W20 S9\$N9 N24\$.	

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	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	4.13	AC		1.00	1.00	1.00	13,000.00	13,000.00	53,690							
2	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

COMM SW COR OF NE1/4, RUN E 546.
 RUN NW 856.22 FT, E 262 FT TO W
 SE ALONG R/W 863.52 FT, W 262.33

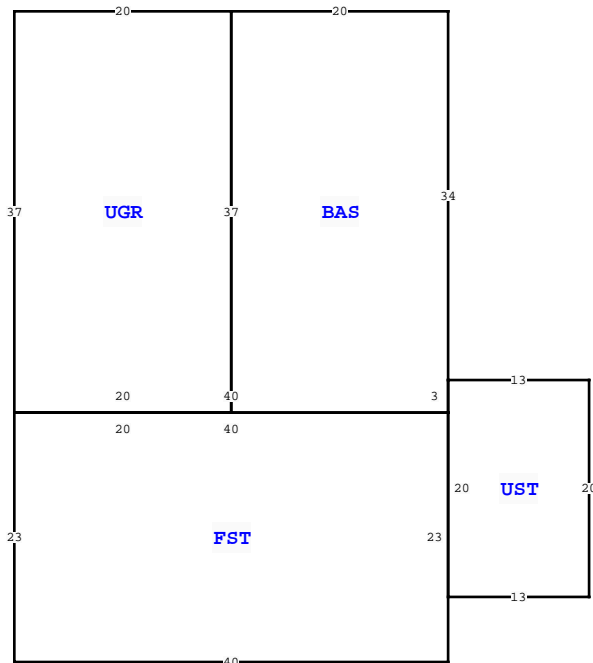
HANDY LILLIAN M/HANDY ROBERT BRIAN
 10016 S HWY 441
 LAKE CITY, FL 32025

2026

15-5S-17-09245-006


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	03 CONC FINSH 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	03 MASONRY 100
Story Height	0 100
RMS	2 100
Stories	0 100
Units	0 100
Condition Adj	03 03 100
Quality	03 03
DOR CODE	0111 SFRES/STORE/SHOP
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	15517.00 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2	SERV SHOP	0%	- 0										
Heated Area: 740 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	740	100		740	8,785
FST	920	50		460	5,461
UGR	740	40		296	3,514
UST	260	40		104	1,235
TOTALS	2,660			1,600	18,994

10016 S US HIGHWAY 441 , LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,473
TOTAL MARKET OB/XF VALUE			21,850
TOTAL LAND VALUE - MARKET			66,690
TOTAL MARKET VALUE			253,013
SOH/AGL Deduction			106,473
ASSESSED VALUE			146,540
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			40,129
TOTAL JUST VALUE			253,013
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0641	6/12/2018	WD	U	I	30	20,500
GRANTOR: LILLIAN M HANDY						
GRANTEE: LILLIAN M HANDY & R						
0605/0335	10/01/1986	WD	Q	I	01	125,000
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W20 UGR= W20 S37 E20 N37\$S37 W20 FST= S23 E40 N23 W40\$ E40N3 UST= E13 S20 W13 N20\$ N34\$.	

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
11	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3	100	100	

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