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

**2027**

**15-5S-17-09245-006**

## BUILDING CHARACTERISTICS

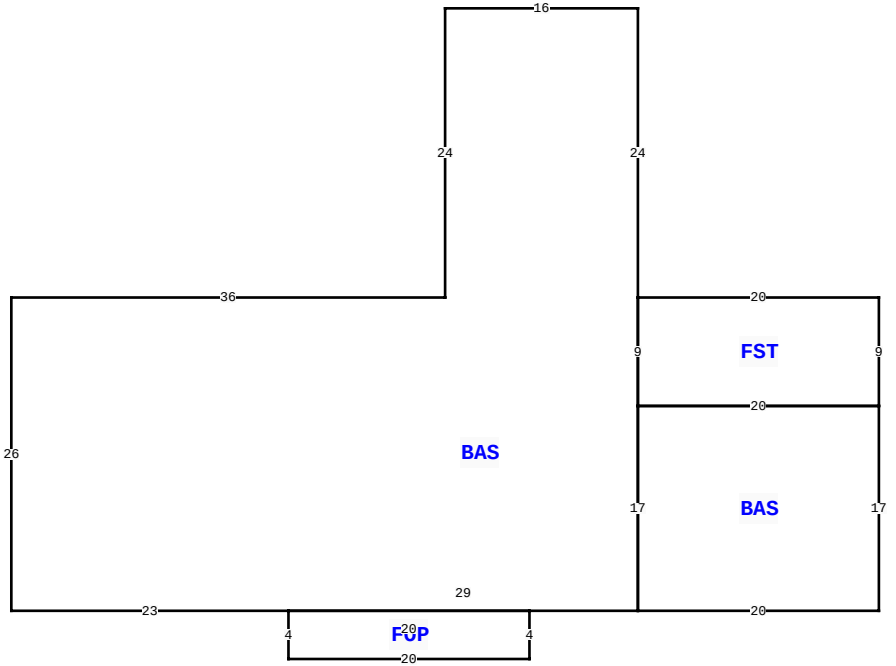
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 02 | WALL BOARD 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 340 | 100 | | 340 | 22,094 |
| BAS | 1,736 | 100 | | 1,736 | 112,806 |
| FOP | 80 | 30 | | 24 | 1,559 |
| FST | 180 | 55 | | 99 | 6,433 |
| TOTALS | 2,336 | | | 2,199 | 142,892 |

## 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 | 99.97 | 219,834 | 1968 | 1968 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2076 HX Base Yr




10016 S US HIGHWAY 441 , LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 161,886 |
| TOTAL MARKET OB/XF VALUE | 21,850 |
| TOTAL LAND VALUE - MARKET | 66,690 |
| TOTAL MARKET VALUE | 250,426 |
| SOH/AGL Deduction | 99,932 |
| ASSESSED VALUE | 150,494 |
| TOTAL EXEMPTION VALUE | HX HB WX SX 106,411 |
| BASE TAXABLE VALUE | 44,083 |
| TOTAL JUST VALUE | 250,426 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 253,013 |

| 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: | | | | | | |

### 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$N9 N24$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 6 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,000 | |
| 8 | 9947 | Septic | 0 | 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 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,500 | |
| 10 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,750

| 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 | 4.13 | 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 | | | | | | | |

REVIEW DATE 08/07/2017 BY DF Total Acres: 5.13 Total Land Value: 66,690 Market: 0 Agricultural: 0 Common: 66,690 PRINTED 11/17/2026 BY SYS

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

**2027**

**15-5S-17-09245-006**

## BUILDING CHARACTERISTICS

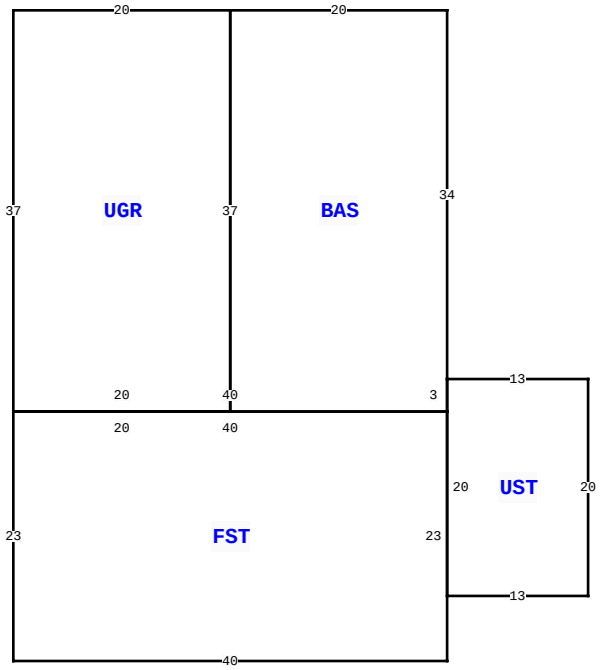
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 0 100 |
| RMS | | 2 100 |
| Stories | 0 | 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/ |

| 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 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6700 | 04 | 1,600 | 80.7597 | 39.57 | 63,312 | 1977 | 1977 | 0 | 0 | 20 | 50.00 | 30.00 |

2 SERV SHOP 0% - 0 Heated Area: 740 HX Base Yr




10016 S US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
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| ASSESSED VALUE | | 150,494 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 44,083 |
| TOTAL JUST VALUE | | 250,426 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 253,013 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

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|---|---|---|---|---|---|---|
| 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: | | | | | | |

## 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$.

## LAND DESCRIPTION

TOTAL OB/XF 100

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 08/07/2017 BY DF Total Acres: 5.13 Total Land Value: 66,690 Market: 0 Agricultural: 0 Common: 66,690 PRINTED 11/17/2026 BY SYS