LOT 9 SOUTHWOOD ACRES S/D UNIT 4
ORB 413-529,894-1757, CT 1251-23

HANDY ROY T/HANDY AZIE
285 SW SWEETBRIAR DR
LAKE CITY, FL 32024

2027

36-4S-16-03382-009

BUILDING CHARACTERISTICS

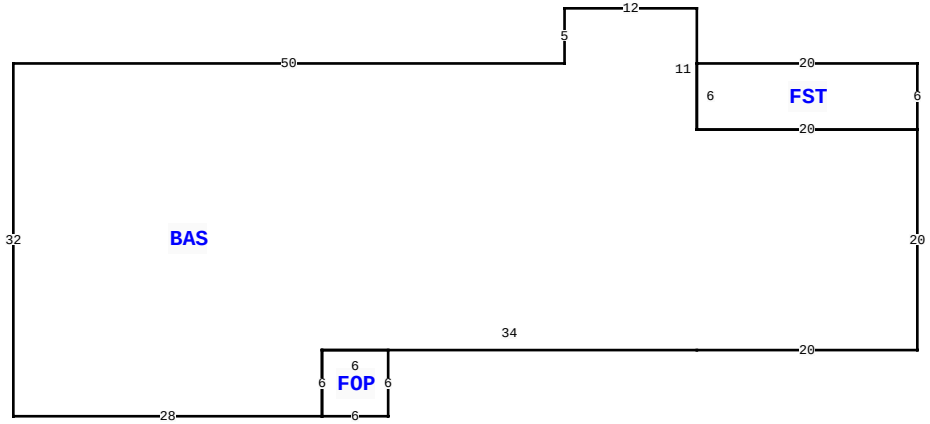
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	210,203
FOP	36	30		11	1,032
FST	120	55		66	6,193
TOTALS	2,396			2,317	217,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	131.2410	144.37	334,505	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2240 HX Base Yr 2017



285 SW SWEETBRIAR DR, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,665	
4	0294	SHED WOOD/	0	100	16	12	192.00	UT	11.00	11.00	50	2009	2009	3	50	1,056	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	217,428
TOTAL MARKET OB/XF VALUE	5,821
TOTAL LAND VALUE - MARKET	35,600
TOTAL MARKET VALUE	258,849
SOH/AGL Deduction	83,681
ASSESSED VALUE	175,168
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	123,757
TOTAL JUST VALUE	258,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0648	11/10/2015	WD	Q	I	01	174,900
GRANTOR: JOSHUA M CADY LLC						
GRANTEE: ROY T & AZIE HANDY						
1303/1899	10/29/2015	WD	U	I	12	146,000
GRANTOR: REAL CAPITAL VENTURES						
GRANTEE: JOSHUA M CADY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S5 W50 S32 E28 FOP= E6 N6 W6 S6$ N6 E34 E20 N20 FST= N6 W20 S6 E20$ W20 N11$.

LAND DESCRIPTION

TOTAL OB/XF 5,821

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	1.78	AC		1.00	1.00	1.00	20,000.00	20,000.00	35,600							

REVIEW DATE 01/28/2026 BY KS Total Acres: 1.78 Total Land Value: 35,600 Market: 0 Agricultural: 0 Common: 35,600 PRINTED 11/17/2026 BY SYS