E DIV: LOTS 5 & 6 BLOCK 8 THOMAS
663-519, WD 999-367, AG 1073-843

BRADLEY PR LAND TRUST
304 S JONES BLVD, #1356
LAS VEGAS, NV 89017

2026

00-00-00-12902-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

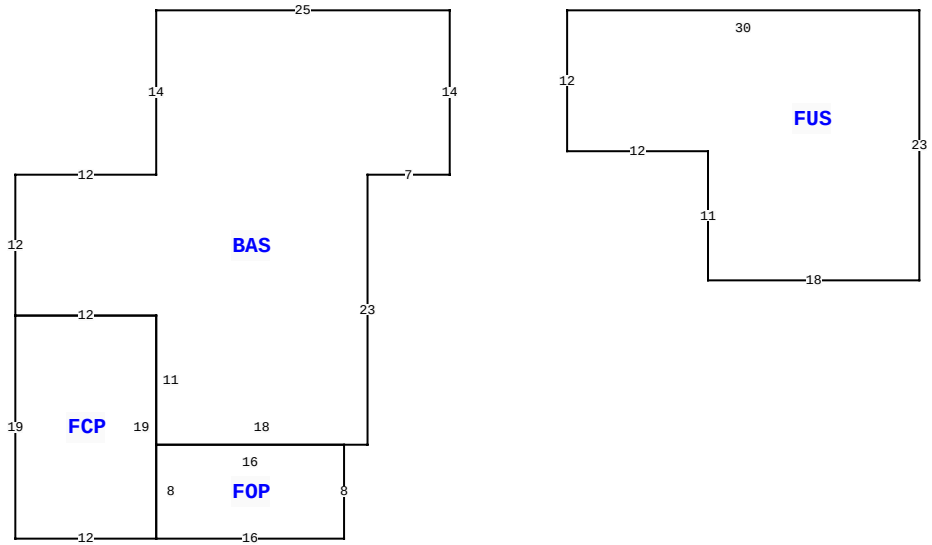
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100		908	35,323
FCP	228	25		57	2,218
FOP	128	30		38	1,478
FUS	558	100		558	21,707
TOTALS	1,822			1,561	60,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	63.1547	70.73	110,410	1935	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1466 HX Base Yr



184 NE BRADLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	60,726
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,800
TOTAL MARKET VALUE	68,526
SOH/AGL Deduction	0
ASSESSED VALUE	68,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,526
TOTAL JUST VALUE	68,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003	ADDN SFR	79	01/19/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/1926	3/17/2023	QC	U	I	11	100
GRANTOR: FLOWERS BRYTTNE						
GRANTEE: BRADLEY PR LAND TR						
1455/2676	7/12/2021	QC	U	I	11	39,900
GRANTOR: ELLIS ROBERT B						
GRANTEE: FLOWERS BRYTTNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S14 W12 S12 FCP= S19 E12 N19 W12$ E12 S11 FOP= S8 E16 N8 W16$ E18 N23 E7 N14$ PTR=E40 FUS= W30 S12 E12 S11 E18 N23$W40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		*RSF-1	100.00	104.00	10,400.00	SF		1.00	1.00	1.00	0.75	0.75	7,800							

REVIEW DATE 04/06/2023 BY KS Total Acres: 0.24 Total Land Value: 7,800 Market: 0 Agricultural: 0 Common: 7,800 PRINTED 10/08/2025 BY SYS