BEG SW COR OF SW1/4 OF NW1/4, N
FT, S 661.32 FT, W 330 FT TO POB

DANA GLENN BRADY LIVING TRUST
P O BOX 760
FORT WHITE, FL 32038

2025

02-7S-16-04112-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

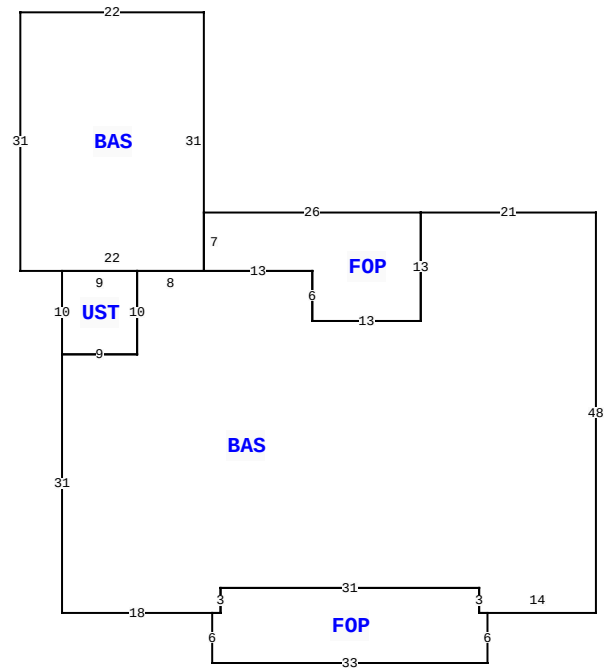
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	682	100		682	68,026
BAS	2,510	100		2,510	250,362
FOP	260	30		78	7,780
FOP	291	30		87	8,678
UST	90	45		40	3,990
TOTALS	3,833			3,397	338,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,397	115.6628	129.54	440,047	2001	2001	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2002 Heated Area: 3192 HX Base Yr 2002



727 SW HUGH LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		338,836
TOTAL MARKET OB/XF VALUE		2,777
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		353,017
SOH/AGL Deduction		123,802
ASSESSED VALUE		229,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,493
TOTAL JUST VALUE		391,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051795	Roof Replacement	22,000	12/12/2024
31813	REMODEL	107	03/17/2014
18466	SFR	452	07/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/2262	4/03/2013	WD	U	I	11	100
GRANTOR: DANA G BRADY						
GRANTEE: DANA GLENN BRADY TR						
1186/1950	12/23/2009	WD	U	I	11	100
GRANTOR: GEORGE B BRADY III						
GRANTEE: DANA BRADY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= W26 S7 E13 S6 E13 N13$ S13 W13 N6 W13 BAS= N31 W22 S31 E22$ W8 UST= W9 S10 E9 N10$ S10 W9 S31 E18 FOP= S6 E33 N6 W1 N3 W31 S3 W1$ E1 N3 E31 S3 E14 N48$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,051.00	UT	1.50	1.50	100	2001	2001	3	100	1,577	

LAND DESCRIPTION

TOTAL OB/XF 2,777

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	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	350.00	350.00	1,404							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 01/29/2025 BY JS Total Acres: 5.01 Total Land Value: 11,404 Market: 40,100 Agricultural: 1,404 Common: 10,000 PRINTED 05/16/2025 BY SYS