COMM SE COR OF SW1/4 OF NE1/4, R
FT TO C/L GRADED RD FOR POB, RUN
FT, NE 640.51 FT TO S R/W OF G S

BRADY JOHNNY RAY/GARBETT MICHELLE
675 SE POUNDS HAMMOCK RD
LAKE CITY, FL 32025

2026

12-4S-17-08324-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

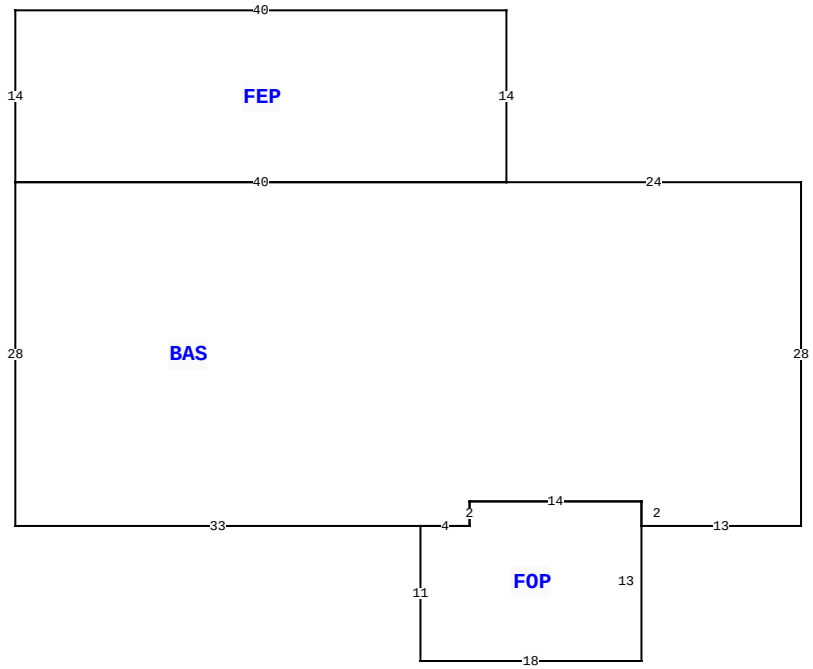
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	49,068
FEP	560	85		476	13,240
FOP	226	35		79	2,198
TOTALS	2,550			2,319	64,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,319	115.9000	69.54	161,263	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1764 HX Base Yr 2015



675 SE POUNDS HAMMOCK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,439
TOTAL MARKET OB/XF VALUE		39,086
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		146,525
SOH/AGL Deduction		58,625
ASSESSED VALUE		87,900
TOTAL EXEMPTION VALUE	HX HB	46,546
BASE TAXABLE VALUE		41,354
TOTAL JUST VALUE		146,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27094	M H	418	06/19/2008
14066	M H	125	05/28/1998
10032	POOL	95	08/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2246	9/14/2023	WD	U	I	11	100
GRANTOR: BRADY JOHNNY RAY						
GRANTEE: BRADY JOHNNY RAY						
1286/0197	12/11/2014	WD	U	I	30	225,000
GRANTOR: WAYNE H & MARCIA K BR						
GRANTEE: JOHNNY RAY & WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N14 W40 S14 E40$ W40 S28 E33 FOP= S11 E18N13 W14 S2 W4$ E4 N2 E14 S2 E13 N28$.

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	0060	CARPORT F	0	100	0	0	304.00	UT	2.50	2.50	100	1994	1994	3	100	760	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	4,256.00	UT	1.50	1.50	100	1994	1994	3	100	6,384	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
7	0166	CONC,PAVMT	0	100	0	0	1,528.00	UT	1.50	1.50	100	1995	1995	3	100	2,292	
8	0120	CLFENCE 4	0	100	0	0	200.00	UT	2.50	2.50	100	1995	1995	3	100	500	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
10	0294	SHED WOOD/	0	100	21	24	504.00	UT	12.00	12.00	30	2008	2008	3	30	1,814	

TOTAL OB/XF 37,586

LAND DESCRIPTION

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.80	5,000.00	4,000.00	20,000							

REVIEW DATE 04/18/2017 BY BC Total Acres: 5.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/20/2025 BY SYS

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

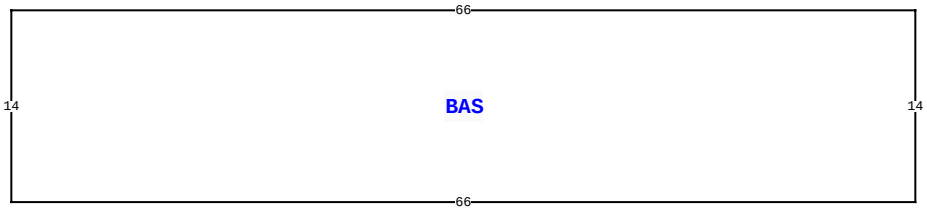
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 12417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,934
TOTALS	924			924	22,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	103.4100	62.05	57,334	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2015 Heated Area: 924 HX Base Yr 2015



675 SE POUNDS HAMMOCK RD, LAKE CITY

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GRANTEE: BRADY JOHNNY RAY						
1286/0197	12/11/2014	WD	U	I	30	225,000
GRANTOR: WAYNE H & MARCIA K BR						
GRANTEE: JOHNNY RAY & WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
12	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
13	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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

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