LOT 4 BRADY PARK UNR DESC AS:
COMM SW COR OF N1/2 OF N1/2 OF S
RUN E 414.5 FT FOR POB, RUN N 10

JOHNS MARTHA B
448 NW BRADY CIR
LAKE CITY, FL 32055

2026

25-3S-16-02293-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

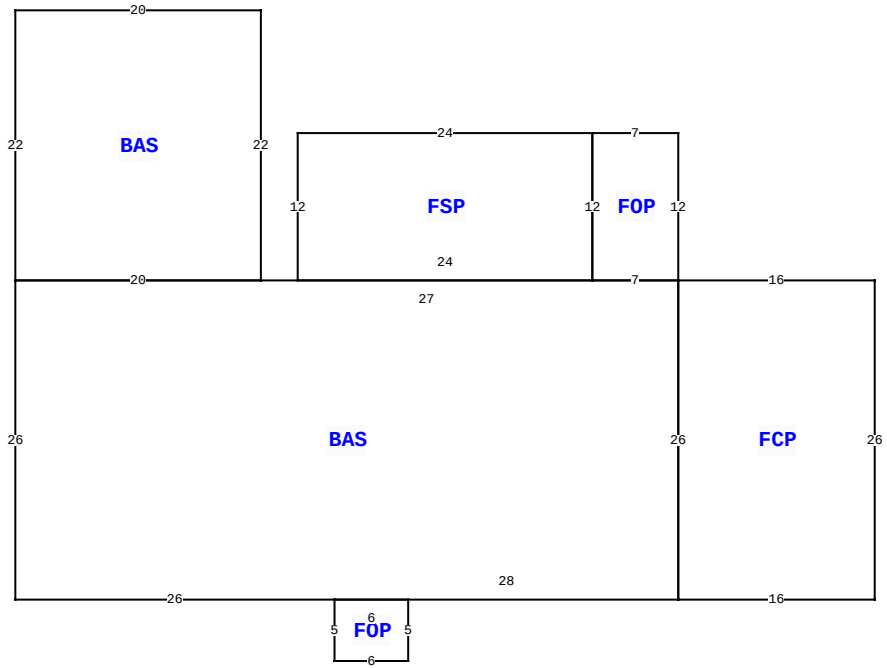
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	35,109
BAS	1,404	100		1,404	112,031
FCP	416	25		104	8,299
FOP	30	30		9	718
FOP	84	30		25	1,995
FSP	288	40		115	9,176
TOTALS	2,662			2,097	167,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	109.6100	122.76	257,428	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1844 HX Base Yr



448 NW BRADY CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,328
TOTAL MARKET OB/XF VALUE		680
TOTAL LAND VALUE - MARKET		17,700
TOTAL MARKET VALUE		185,708
SOH/AGL Deduction		76,110
ASSESSED VALUE		109,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,876
TOTAL JUST VALUE		185,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28001	ADDN SFR	160	08/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/826	7/24/2024	LE	U	I	14	0
GRANTOR: JOHNS MARTHA B (ENH L						
GRANTEE: JOHNS ROBERT SCOTT						
0843/0370	7/30/1997	WD	Q	V		2,000
GRANTOR: TYRE						
GRANTEE: JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W7 S12 E7$ BAS= W7 FSP= N12 W24 S12 E24$ W27 BAS= N22 W20 S22 E20$ W20 S26 E26 FOP= S5 E6 N5 W6$ E28 FCP= E16 N26 W16 S26$ N26$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	430	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 680

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		RSF-1	0.00	0.00	1.18	AC		1.00	1.00	1.00	15,000.00	15,000.00	17,700							

REVIEW DATE 05/19/2023 BY JB Total Acres: 1.18 Total Land Value: 17,700 Market: 0 Agricultural: 0 Common: 17,700 PRINTED 10/27/2025 BY SYS