COMM INTERS OF W LINE OF SE1/4
& S LINE OF SCL RR, RUN E
187.74 FT FOR POB, RUN S

MOORMAN CRAIG F/MOORMAN ELAINE C
760 NW BRADY CIRCLE
LAKE CITY, FL 32055

2026

25-3S-16-02294-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

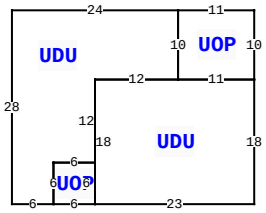
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	25316.00	1.00/

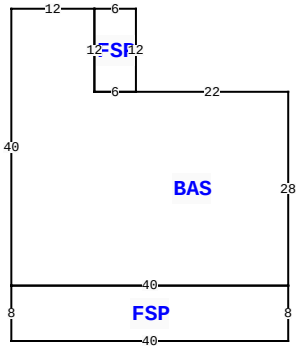
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	91,042
FSP	72	40		29	2,088
FSP	320	40		128	9,220
UDU	414	55		228	16,422
UDU	420	55		231	16,638
UOP	36	20		7	504
UOP	110	20		22	1,585
TOTALS	2,636			1,909	137,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,909	98.9400	110.81	211,536	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1264 HX Base Yr 1996





760 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,498
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		24,735
TOTAL MARKET VALUE		169,833
SOH/AGL Deduction		83,510
ASSESSED VALUE		86,323
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,601
TOTAL JUST VALUE		169,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,833

SALE:2:1: 4.85 AC WITH IMP CERTIFICATE OF TITLE

SALE:1:1: 4.85 ACRES WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8594	RECONNECT	50	07/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0792/0754	6/22/1994	WD	Q	I		42,300
GRANTOR: NEW WEST FEDERAL SAVI						
GRANTEE: CRAIG F & ELAINE C						
0784/1445	1/03/1994	CT	Q	I	04	47,500
GRANTOR: EDWARD LAMERE						
GRANTEE: NEW WEST FEDERAL SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N12 W6 S12 E6$W6 N12 W12 S40 FSP= S8 E40 N8W40$ E40 N28$ PTR=N30 UDU= N18 UOP= N10 W11 S10 E11$ W11 UDU= N10 W24 S28 E6 UOP= E6 N6 W6 S6$ N6 E6 N12 E12$ W12 S18 E23$ S30$.

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	0040	BARN,POLE	0	100	22	60	1,320.00	UT	2.50	2.50	100	1993	1993	3	100	3,300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	4.85	AC		1.00	1.00	0.60	8,500.00	5,100.00	24,735							

REVIEW DATE 05/19/2023 BY JB Total Acres: 4.85 Total Land Value: 24,735 Market: 0 Agricultural: 0 Common: 24,735 PRINTED 10/28/2025 BY SYS