

LOT 5 BRADY PARK UNREC: COMM SW
SW1/4 OF SE1/4, RUN E 275.50 FT
N 170.50 FT TO S LINE OF BRADY C

NELSON BRANT
498 NW BRADY CIR
LAKE CITY, FL 32055

2025

25-3S-16-02298-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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
Architectural	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	25316.04	1.00/	

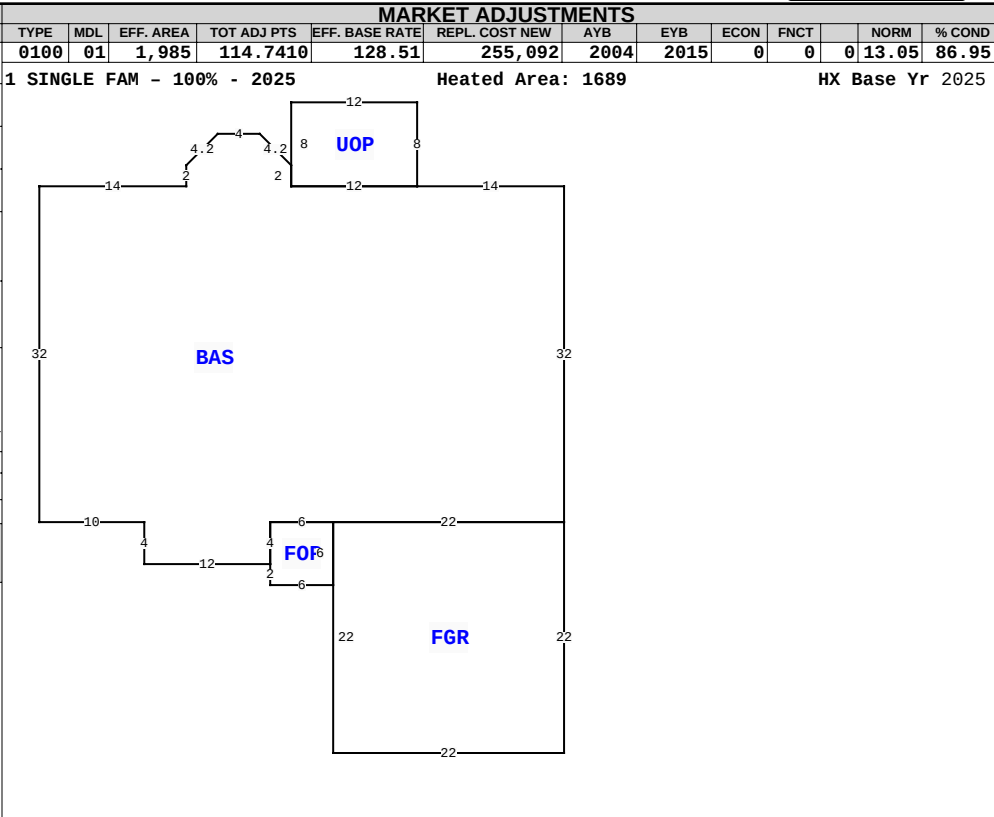
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100		1,689	188,728
FGR	484	55		266	29,723
FOP	36	30		11	1,229
UOP	96	20		19	2,123

TOTALS	2,305			1,985	221,802
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		632.00	UT 2.50
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
3	0120	CLFENCE 4	0	100	0	0		1.00	UT 400.00
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 09/27/2023 BY TP



498 NW BRADY CIR, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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		632.00	UT 2.50	100	2004	2004	3	100	1,580	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	800	
3	0120	CLFENCE 4	0	100	0	0		1.00	UT 400.00	100	2023	2022		100	400	
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 200.00	100	2023	2022		100	200	

TOTAL OB/XF													2,980	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00			

Total Acres: 0.59 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY																				

VALUATION BY	STANDARD									
Tax Group: 2	Tax Dist:									
BUILDING MARKET VALUE	221,802									
TOTAL MARKET OB/XF VALUE	2,980									
TOTAL LAND VALUE - MARKET	16,650									
TOTAL MARKET VALUE	241,432									
SOH/AGL Deduction	0									
ASSESSED VALUE	241,432									
TOTAL EXEMPTION VALUE	HX HB 50,722									
BASE TAXABLE VALUE	190,710									
TOTAL JUST VALUE	241,432									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	231,041									

LAND:3:1: SOME LOW & WET
LAND:2:1: SOME LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046797	Roof Replacement	13,000	03/21/2023
21998	SFR	497	06/24/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1489/198	4/24/2023	WD	Q	I	01	290,000	
GRANTOR: KENNON CANDICE HERRIN							
GRANTEE: NELSON BRANT							
1220/0961	8/24/2011	WD	U	I	12	83,000	
GRANTOR: CITIBANK N A TRUSTEE							
GRANTEE: CANDICE HERRING							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 UOP= N8 W12 S8 E12\$ W12 N2 L3 U3 W4 D3 L3 S2 W14 S32 E10 S4 E12 FOP= S2 E6 N6 W6 S4\$ N4 E6 FGR= S22 E22 N22 W22\$ E22 N32\$.									

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