

AKA LOT 12 BRADY PARK UNREC:
COMM SW COR OF N1/4 OF SW1/4 OF
275.50 FT, N 170.50 FT TO S LINE

JOHNSTON MELODY W
507 NW BRADY CIR
LAKE CITY, FL 32055

2026

25-3S-16-02298-012



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	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			
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		25316.04	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100		1,662	162,386
FGR	529	55		291	28,432
FOP	24	30		7	684
FOP	120	30		36	3,517
FST	36	55		20	1,954
TOTALS	2,371			2,016	196,974

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	113.2960	126.89	255,810	2002	2002	0	0	0	23.00	77.00
1 SINGLE FAM 100% - 2024 Heated Area: 1662 HX Base Yr 2024												
507 NW BRADY CIR, LAKE CITY												
						BLD DATE					LGL DATE	
						XF DATE					LAND DATE	04/21/2023
						INC DATE					AG DATE	MLU

EXTRA FEATURES						507 NW BRADY CIR, LAKE CITY				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	1,900.00	UT	2.00	2.00	100	2003	2003	3	100	3,800	
2	0296	SHED METAL	0	100	10	20	200.00	UT	11.00	11.00	100	2009	2009	3	100	2,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	