LOT 15 BRADY PARK UNR.
COMM AT SW COR OF N1/4 OF SW 1/4
275.50 FT, N 170.50 FT TO S R/W

THE STEVEN VIGUE TRUST
41 SAND LAKE PL
EUSTIS, FL 32726

2026

25-3S-16-02298-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	06	06

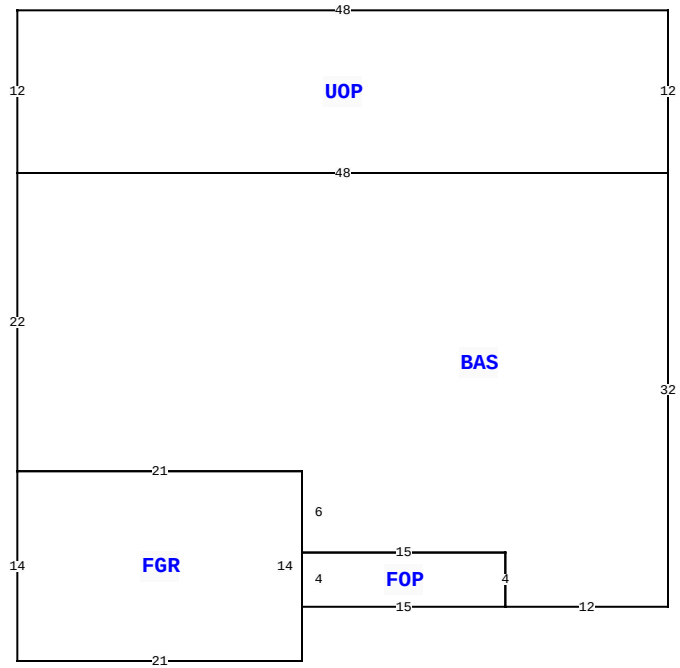
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 25316.04 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100		1,266	139,138
FGR	294	55		162	17,805
FOP	60	30		18	1,978
UOP	576	20		115	12,639
TOTALS	2,196			1,561	171,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	122.6610	137.38	214,450	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2024 Heated Area: 1266 HX Base Yr



747 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	171,560
TOTAL MARKET OB/XF VALUE	2,840
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	192,900
SOH/AGL Deduction	0
ASSESSED VALUE	192,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,900
TOTAL JUST VALUE	192,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053544	Roof Replacement	13,500	07/08/2025
23467	SFR	391	08/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/2453	5/31/2023	TR	U	I	11	100

GRANTOR: VIGUE STEVE L
GRANTEE: THE STEVEN VIGUE TR

1129/2428	8/24/2007	WD	Q	I		150,000

GRANTOR: PATTERSON
GRANTEE: STEVE VIGUE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 UOP= N12 W48 S12 E48$ W48 S22 FGR= S14 E21 N14 W21$ E21 S6 FOP= S4 E15 N4 W15$ E15 S4 E12$.

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	0	0	0	1,136.00	UT	2.50	2.50	100	2009	2009	3	100	2,840	

LAND DESCRIPTION

TOTAL OB/XF 2,840

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/06/2025 BY chuck Total Acres: 0.48 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS