LOT 16 BRADY PARK UNR.
COMM SW COR OF N1/2 OF N1/2 OF S
RUN E 275.50 FT, N 170.50 FT, W

VARGA MICHAEL JOHN/VARGA EVA
,

2025

25-3S-16-02298-016

BUILDING CHARACTERISTICS

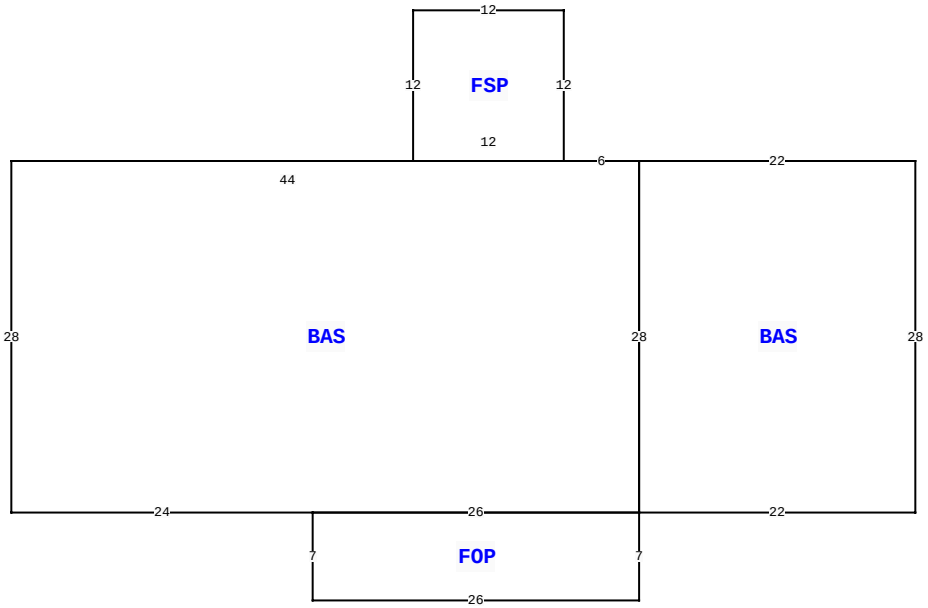
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	25316.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	46,645
BAS	1,400	100		1,400	106,013
FOP	182	30		55	4,165
FSP	144	40		58	4,392
TOTALS	2,342			2,129	161,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	103.6930	116.14	247,262	1973	1995	0	0	0	34.80	65.20

1 SINGLE FAM – 0% - 0 Heated Area: 2016 HX Base Yr



711 NW BRADY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,215
TOTAL MARKET OB/XF VALUE	1,970
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	181,685
SOH/AGL Deduction	1,818
ASSESSED VALUE	179,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,867
TOTAL JUST VALUE	181,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,389

PRMT:1:1: PERMIT FOR VINYL SIDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17975	REMODEL	80	02/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0022	9/14/2018	WD	Q	I	01	132,500
GRANTOR: KATEE A BECKER						
GRANTEE: MICHAEL JOHN & EVA						
1237/0115	6/20/2012	WD	Q	I	01	88,400
GRANTOR: STEVEN D & ELAINE E D						
GRANTEE: KATEE A BECKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FSP= N12 W12 S12 E12$ W44 S28 E24 FOP= S7 E26 N7 W26$ E26 BAS= E22 N28 W22 S28$ N28$.

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	14	75	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0120	CLFENCE 4	0	0	0	0	400.00	UT	4.50	4.50	65	1993	1993	3	65	1,170	

LAND DESCRIPTION

TOTAL OB/XF 1,970

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/19/2023 BY JB Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/26/2025 BY SYS