LOT 17 BRADY PARK UNR.
COMM SE COR OF NW1/4 OF SE1/4, R
NW 42.35 FT, W 265.74 FT FOR POB

TYRE RONNIE R/TYRE JANET S
687 NW BRADY CIR
LAKE CITY, FL 32055

2026

25-3S-16-02298-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

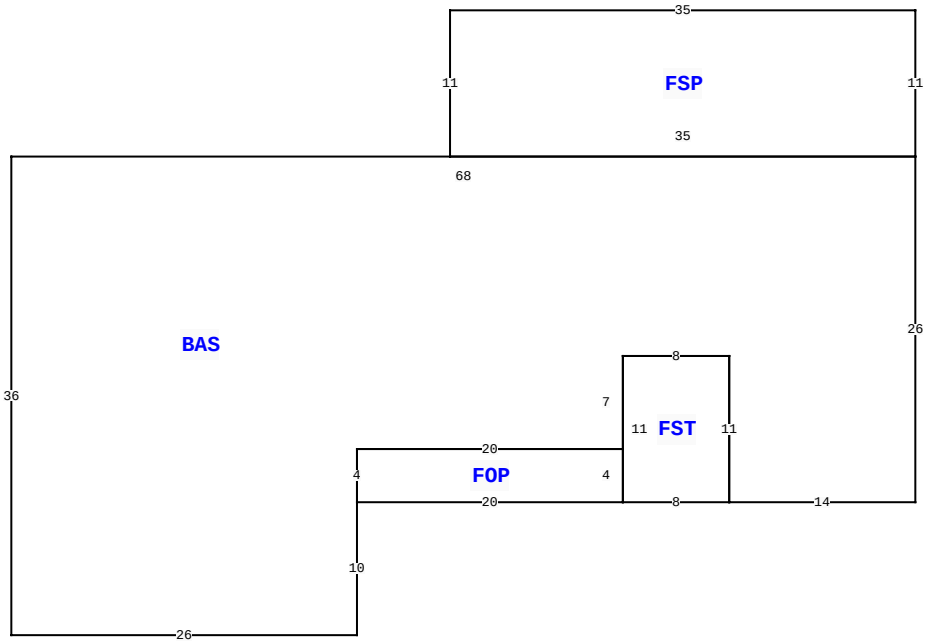
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,860	100		1,860	154,994
FOP	80	30		24	2,000
FSP	385	40		154	12,833
FST	88	55		48	4,000
TOTALS	2,413			2,086	173,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	114.4600	128.20	267,425	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1860 HX Base Yr



687 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		173,826
TOTAL MARKET OB/XF VALUE		440
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		192,766
SOH/AGL Deduction		94,837
ASSESSED VALUE		97,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,207
TOTAL JUST VALUE		192,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N11 W35 S11 E35$ BAS= W68 S36 E26 N10 FOP= E20 FST= E8 N11 W8 S11$ N4 W20 S4$ N4 E20 N7 E8 S11 E14 N26$.

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	100	15	45	1.00	UT	0.00	0.00	100	0	0	3	100	440	

LAND DESCRIPTION

TOTAL OB/XF 440

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	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: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS