

LOT 18 BRADY PARK UNR.
COMM SW COR OF N1/2 OF N1/2 OF S
RUN E 275.50 FT, N 170.50 FT, W

HEMBREE DONALD K LIVING TRUST
661 NW BRADY CIR
LAKE CITY, FL 32055

2026

25-3S-16-02298-018



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	06	VINYL ASB 50
Interior Floo	14	CARPET 50
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	2,001	100		2,001	155,922
FEP	378	80		302	23,533
FGR	696	55		383	29,844
FOP	116	30		35	2,727
TOTALS	3,191			2,721	212,025

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,721	107.0400	119.88	326,193	1973	1973	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2001 HX Base Yr											
661 NW BRADY CIR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,025	
TOTAL MARKET OB/XF VALUE		4,140	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		234,665	
SOH/AGL Deduction		106,374	
ASSESSED VALUE		128,291	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		77,569	
TOTAL JUST VALUE		234,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1473/593	8/04/2022	WD U	I	11		100	
GRANTOR: HEMBREE DONALD							
GRANTEE: HEMBREE DONALD K LI							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR= W24 BAS= W26 FEP= N21 W 18 S21 E18\$ W43 S29 E20 FOP= S4 E29 N4 W29\$ E49 N29\$S29 E24 N29\$.											

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