

VICKERY DEANA CAIN
726 NW BRADY CIR
LAKE CITY, FL 32055

2026

25-35-10-02298-022

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	19	COMMON BRK 100								0100	01	2,078	110.5800	123.85	257,360	1973	1973	0	0	0	35.00	65.00								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2016										Heated Area: 1886 HX Base Yr 2016										
Roof Cover	03	COMP SHNGL 100								The diagram shows a large rectangular building footprint labeled "USP". Inside it are two smaller rectangular areas labeled "BAS" and "FOP". Dimensions are provided for various parts of the footprint.																				
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	03	3 100																												
Bathrooms	01	2 100																												
Frame Stories	1.	NONE 100 1. 100																												
Architectual Units	05	CONV 100 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	1,886	100		1,886	151,288																									
FOP	80	30		24	1,932																									
USP	480	35		168	13,525																									
TOTALS		2,446				2,078		167,284																						
EXTRA FEATURES										726 NW BRADY CIR, LAKE CITY																				
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	1.00	UT	0.00	0.00	100	0	0	3	100	1,050															
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000															
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150															
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800															
5	0252	LEAN-TO W/	0 100	11	11	121.00	UT	2.00	2.00	100	1993	1993	3	100	242															
6	0251	LEAN TO W/	0 100	10	14	140.00	UT	3.00	3.00	100	1993	1993	3	100	420															
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500															
8	0031	BARN,MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,500															
9	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000															
LAND DESCRIPTION										TOTAL OB/XF 11,662																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH 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 01/04/2024 BY JS Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS																														