LOT 23 BRADY PARK UNREC.
COMM SE COR OF NW1/4 OF SE1/4, R
N 356.56 FT, W 148.08 FT FOR POB

SMITH DEAN/SMITH DIANE
2494 NW BROWN RD
LAKE CITY, FL 32055

2025

25-3S-16-02298-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

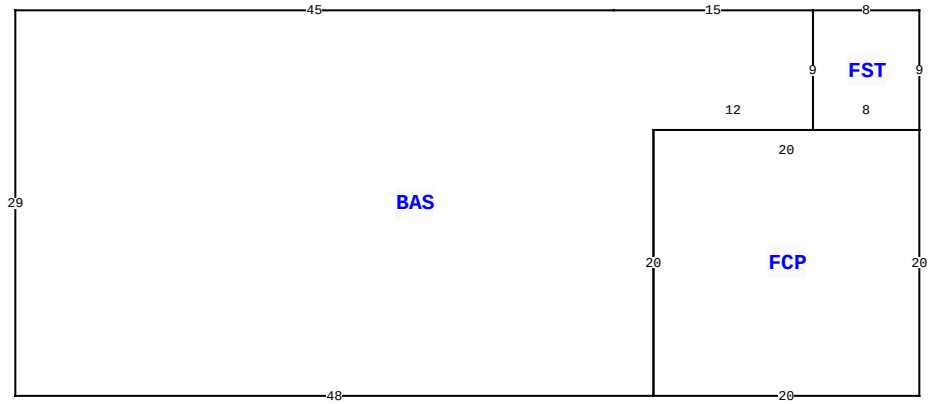
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,500	100		1,500	130,270
FCP	400	25		100	8,685
FST	72	55		40	3,474
TOTALS	1,972			1,640	142,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	119.2950	133.61	219,120	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1500 HX Base Yr



758 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	142,428
TOTAL MARKET OB/XF VALUE	2,750
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	163,678
SOH/AGL Deduction	15,686
ASSESSED VALUE	147,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,992
TOTAL JUST VALUE	163,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052267	Roof Replacement	5,000	02/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/294	1/14/2025	WD	U	I	37	60,000

GRANTOR: COOK SUSAN P AS PR FO

GRANTEE: SMITH DEAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 W45 S29 E48 FCP= E20 N20 W20 S20$ N20 E12 FST= E8 N9 W8 S9$ N9$.

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	18	60	1.00	UT	840.00	840.00	50	0	0	3	50	420	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0120	CLFENCE 4	0	0	0	0	120.00	UT	6.50	6.50	100	2009	2009	3	100	780	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,750

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 04/09/2025 BY TP Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/27/2025 BY SYS