

LOT 24 BRADY PARK UNREC EX S 10
COMM 411.25 FT W & 188.28 FT N 0
OF NW1/4 OF SE1/4 FOR POB, RUN W

KIRBY DEREK KYLE/KIRBY AMBER LYNN
762 NW BRADY CIR
LAKE CITY, FL 32055

2026

25-3S-16-02298-024



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	14	CARPET 60			
Interior Floo	15	HARDTILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	02	02 100			
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	72	100		72	6,332
BAS	380	100		380	33,417
BAS	1,520	100		1,520	133,667
FOP	78	30		23	2,023
TOTALS	2,050			1,995	175,438

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,995	120.7941	135.29	269,904	1973	1973	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2021				Heated Area: 1972				HX Base Yr 2021			
TOTALS											
2,050										04/21/2023 MLU	

EXTRA FEATURES						762 NW BRADY CIR, LAKE CITY				INC DATE				AG DATE			
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	1,080		
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1973	1973	3	40	14,336		
3	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000		
4	0294	SHED WOOD/	0 100	16	16	256.00	UT	4.50	4.50	80	1993	1993	3	80	922		
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200		
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100		

LAND DESCRIPTION				TOTAL OB/XF												19,638									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2					Tax Dist:									
BUILDING MARKET VALUE										175,438				
TOTAL MARKET OB/XF VALUE										19,638				
TOTAL LAND VALUE - MARKET										18,500				
TOTAL MARKET VALUE										213,576				
SOH/AGL Deduction										54,467				
ASSESSED VALUE										159,109				
TOTAL EXEMPTION VALUE					HX HB					50,722				
BASE TAXABLE VALUE										108,387				
TOTAL JUST VALUE										213,576				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										213,576				
SALES DATA														
OFF RECORD Number		DATE		TYPE INST	Q U	I	V I	RSN CD	SALE PRICE					
1418/0869		8/26/2020		WD	Q	I	I	01	183,000					
GRANTOR: DAVID MICHAEL & TRACY														
GRANTEE: DEREK KYLE & AMBER														
1224/0585		10/31/2011		WD	Q	I	I	01	120,000					
GRANTOR: TRESPALACIOS														
GRANTEE: DURANTY														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W60 S29 E20 F0P= S6 E13N6 W13\$ E29 BAS= E19 N20 W19 S20\$ N20 E11 BAS= E8 N9 W8 S9\$ N9\$.														