LOT 25 BRADY PARK UNR, EX N 10 F
BEG 411.25 FT W OF SE COR OF NW1
W 112.33 FT, N 169.15 FT, E 112.

RYALS BRIAN
774 NW BRADY CIR
LAKE CITY, FL 32055

2026

25-3S-16-02298-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

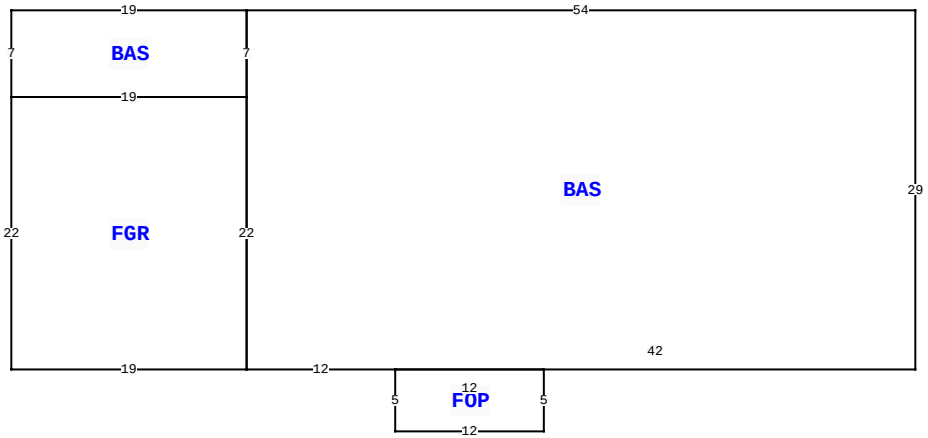
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	133	100		133	12,119
BAS	1,566	100		1,566	142,689
FGR	418	55		230	20,957
FOP	60	30		18	1,640
TOTALS	2,177			1,947	177,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	125.1591	140.18	272,930	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1699 HX Base Yr



774 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	177,404
TOTAL MARKET OB/XF VALUE	1,830
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	197,734
SOH/AGL Deduction	0
ASSESSED VALUE	197,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,734
TOTAL JUST VALUE	197,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052067	Roof Replacement	10,850	01/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1975	5/23/2022	QC	U	I	11	100
GRANTOR: RYALS BRIAN						
GRANTEE: RYALS BRIAN						
1435/2129	4/22/2021	WD	Q	I	01	184,000
GRANTOR: WIDEMAN DAVID & LESLI						
GRANTEE: RYALS BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W54 S7 S22 E12 E42 N29 $
FGR=[ORIG=-54,7] W19 S22 E19 N22 $
BAS=[ORIG=-54,0] W19 S7 E19 N7 $
FOP=[ORIG=-42,29] S5 E12 N5 W12 $
.

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	16	50	1.00	UT	0.00	0.00	100	0	0	3	100	520	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	0	8	9	72.00	UT	5.00	5.00	100	1993	1993	3	100	360	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,830

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 02/14/2025 BY jerry Total Acres: 0.47 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS