208.75 FT N & S BY 625.50 FT E &
NE1/4 OF OF SE1/4.

GILES WILLIAM D III/GILES WILLENE B
P O BOX 1299
LAKE CITY, FL 32056

2026

25-3S-16-02303-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

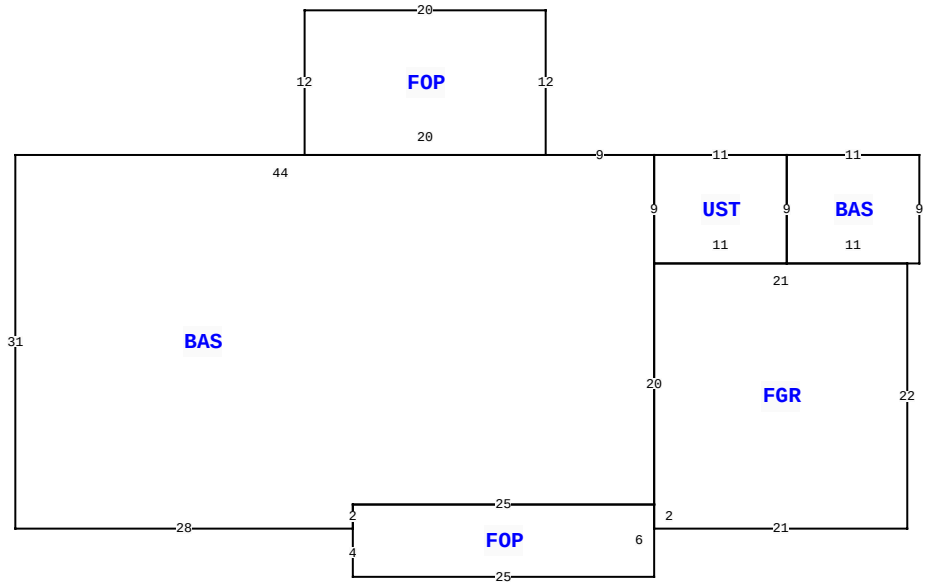
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	25316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100		99	7,865
BAS	1,593	100		1,593	126,552
FGR	462	55		254	20,179
FOP	150	30		45	3,575
FOP	240	30		72	5,720
UST	99	45		45	3,575
TOTALS	2,643			2,108	167,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	109.1250	122.22	257,640	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1692 HX Base Yr



157 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,466
TOTAL MARKET OB/XF VALUE	2,027
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	199,493
SOH/AGL Deduction	0
ASSESSED VALUE	199,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,493
TOTAL JUST VALUE	199,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049722	Roof Replacement	9,500	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/1182	7/02/2010	WD	Q	I	01	123,000

GRANTOR: JOSEPH NICKELSON

GRANTEE: WILLIAM D 111 & WIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N12 W20 S12 E20$ W44 S31 E28 FOP= S4 E25 N6 W25 S2$ N2 E25 FGR= S2 E21 N22 W21 S20$ N20 UST= E11 BAS= E11 N9 W11 S9$ N9 W11 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	827	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,027

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/14/2025 BY SYS