

LOT 8 EX BEG NW COR RUN S 190  
 FT, E 10.42 FT, NW 190 FT TO  
 POB & BEG NW COR LOT 9 RUN S

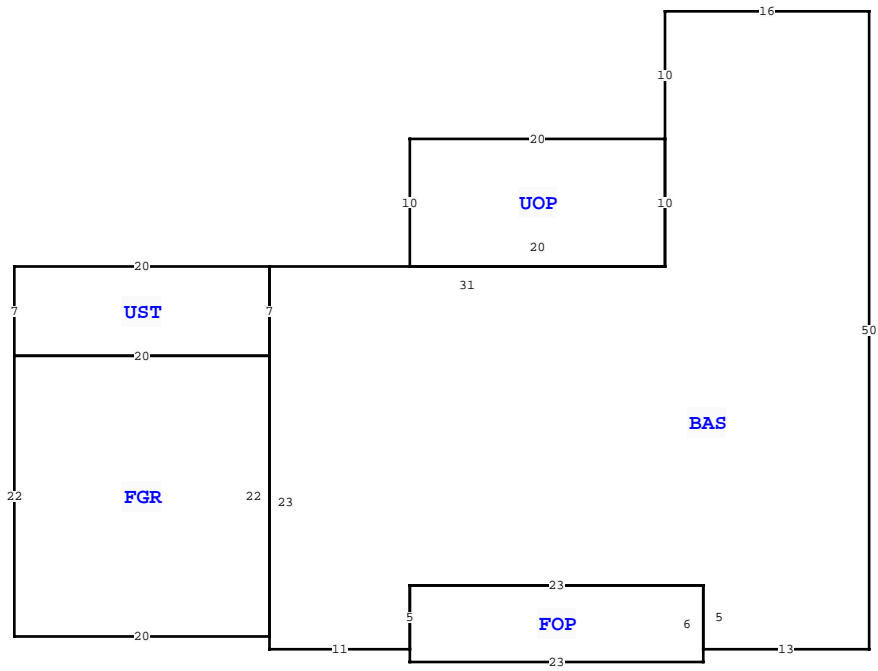
BRADY WAYNE H/BRADY MARCIA K  
 446 SE EVERGREEN DRIVE  
 LAKE CITY, FL 32025

**2026**

00-00-00-07771-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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	5417.0600 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,615	100	
FGR	440	55	
FOP	138	30	
UOP	200	20	
UST	140	45	
TOTALS	2,533		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2015								
Heated Area: 1615						HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			177,096
TOTAL MARKET OB/XF VALUE			1,300
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			213,396
SOH/AGL Deduction			98,282
ASSESSED VALUE			115,114
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			63,703
TOTAL JUST VALUE			213,396
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,396
SALE:1:1: PERSONAL REP DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/0203	12/11/2014	WD	Q	I	01	93,000
GRANTOR: JOSEPHINE BENNETT						
GRANTEE: WAYNE H & MARCIA K						
0765/1470	9/11/1992	PR	U	I	11	0
GRANTOR: FRANK BENNETT ESTATE						
GRANTEE: JOSEPHINE BENNETT						

EXTRA FEATURES																
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	
2	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00				0.00	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 S10 UOP= W20 S10 E20 N10\$ S10 W31 UST= W20 S7 E20 N7\$ S7 FGR= W20 S22 E20 N22\$ S23 E11 FOP= S1 E23 N6 W23 S5\$ N5 E23 S5 E13 N50\$.

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		*RSF	185.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							