

COMM SW COR OF SE1/4 OF NW1/4, R
E 738.76 FT FOR POB, CONT E 184.
FT, W 184.5 FT, S 236.07 FT TO P

GRADY SHAWN/GRADY BETH E
182 SW AMISTAD GLN
LAKE CITY, FL 32025

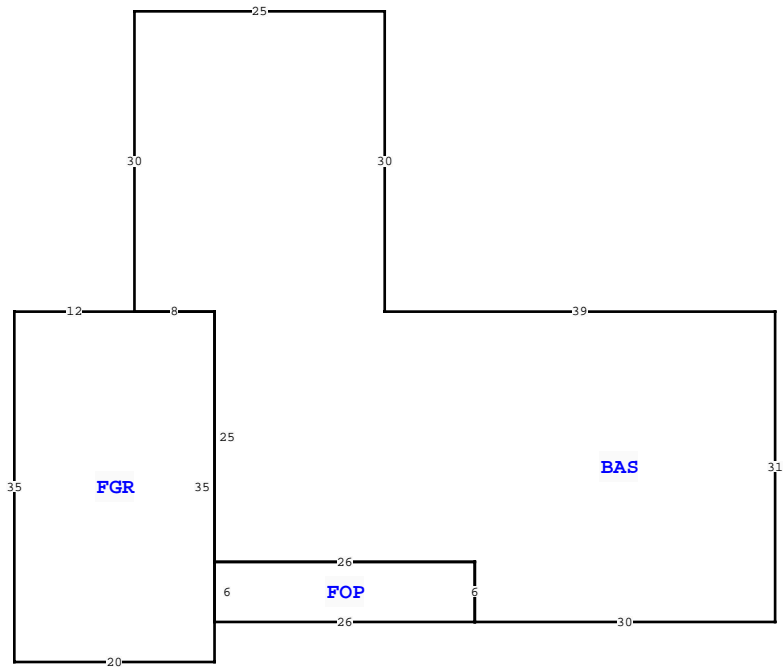
2026

20-4S-17-08606-013



ELEMENT		CD	BUILDING CHARACTERISTICS		
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 Floor	15	HARDTILE	60		
Interior Floor	06	VINYL ASB	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	20417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,330	100		2,330	152,934
FGR	700	55		385	25,270
FOP	156	30		47	3,085
TOTALS	3,186			2,762	181,290

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% - 2025			278,907	1983	1983	0	0	35.00	65.00
Heated Area: 2330 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			181,290
TOTAL MARKET OB/XF VALUE			2,059
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			201,349
SOH/AGL Deduction			111,685
ASSESSED VALUE			89,664
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			38,253
TOTAL JUST VALUE			201,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055268	Roof Replacement	20,000	03/18/2026
000054495	Remodel	5,995	11/17/2025
000049311	Electrical Servic	0	02/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/679	2/12/2024	WD	Q	I	01	210,000
GRANTOR: WATKINS BRANDON L						
GRANTEE: GRADY SHAWN						
1259/1184	8/01/2013	WD	Q	I	01	100,000
GRANTOR: JOYCE Y SMITH & CHRIS						
GRANTEE: BRANDON L WATKINS						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	22	22	484.00	UT	2.31	50	0	0	3	50	559	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF											
2,059											

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS= W39 N30 W25 S30 FGR= W12 S35 E20 N35 W8 E8 S25 FOP= S6 E26 N6 W26 E26 S6 E30 N31 S.

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							