

LOT 4 BRADY PARK UNR DESC AS:  
 COMM SW COR OF N1/2 OF N1/2 OF S  
 RUN E 414.5 FT FOR POB, RUN N 10

JOHNS MARTHA B  
 448 NW BRADY CIR  
 LAKE CITY, FL 32055

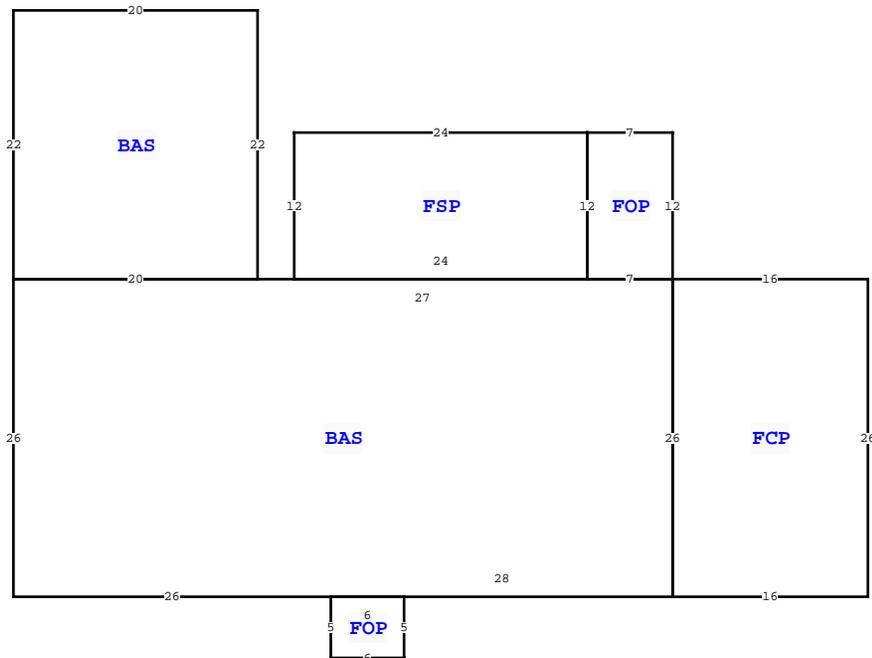
2026

25-3S-16-02293-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	80
Interior Floor	06	VINYL ASB	20
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	25316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	440	100	
BAS	1,404	100	
FCP	416	25	
FOP	30	30	
FOP	84	30	
FSP	288	40	
TOTALS	2,662		

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% - 0									
				Heated Area: 1844			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		170,327	
TOTAL MARKET OB/XF VALUE		680	
TOTAL LAND VALUE - MARKET		17,700	
TOTAL MARKET VALUE		188,707	
SOH/AGL Deduction		79,428	
ASSESSED VALUE		109,279	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		57,868	
TOTAL JUST VALUE		188,707	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28001	ADDN SFR	160	08/11/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/826	7/24/2024	LE	U	I	14	0

GRANTOR: JOHNS MARTHA B (ENH L)  
 GRANTEE: JOHNS ROBERT SCOTT  
 0843/0370 7/30/1997 WD Q V 2,000  
 GRANTOR: TYRE  
 GRANTEE: JOHNS

EXTRA FEATURES		448 NW BRADY CIR, LAKE CITY															
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	430	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

TOTAL OB/XF												680					

BUILDING NOTES																	

BUILDING DIMENSIONS																	
FOP= N12 W7 S12 E7\$ BAS= W7 FSP= N12 W24 S12 E24\$ W27 BAS= N22 W20 S22 E20\$ W20 S26 E26 FOP= S5 E6 N5 W6\$ E28 FCP= E16 N26 W16 S26\$ N26\$.																	

LAND DESCRIPTION																								
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	1.18	AC		1.00	1.00	1.00	15,000.00	15,000.00	17,700							