

COMM INTERS OF W LINE OF SE1/4
& S LINE OF SCL RR, RUN E
187.74 FT FOR POB, RUN S

MOORMAN CRAIG F/MOORMAN ELAINE C
760 NW BRADY CIRCLE
LAKE CITY, FL 32055

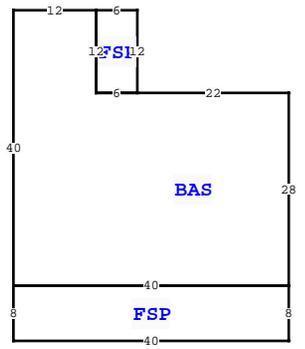
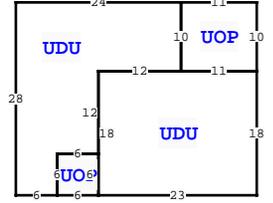
2026

25-3S-16-02294-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,909	98.9400	112.79	215,316	1955	1955	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1264 HX Base Yr 1996



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	92,669
FSP	72	40		29	2,126
FSP	320	40		128	9,384
UDU	414	55		228	16,715
UDU	420	55		231	16,935
UOP	36	20		7	514
UOP	110	20		22	1,613
TOTALS	2,636			1,909	139,955

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	0040	BARN, POLE	0	100	22	60	1,320.00	UT	2.50	2.50	100	1993	1993	3	100	3,300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

760 NW BRADY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		139,955	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		24,735	
TOTAL MARKET VALUE		172,290	
SOH/AGL Deduction		86,218	
ASSESSED VALUE		86,072	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		34,661	
TOTAL JUST VALUE		172,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,833	

SALE:2:1: 4.85 AC WITH IMP CERTIFICATE OF TITLE
SALE:1:1: 4.85 ACRES WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8594	RECONNECT	50	07/14/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0792/0754	6/22/1994	WD Q	Q	I		42,300

GRANTOR: NEW WEST FEDERAL SAVI
GRANTEE: CRAIG F & ELAINE C
0784/1445 1/03/1994 CT Q I 04 47,500
GRANTOR: EDWARD LAMERE
GRANTEE: NEW WEST FEDERAL SA

BUILDING NOTES											
BAS= W22 FSP= N12 W6 S12 E6\$W6 N12 W12 S40 FSP= S8 E40 N8W40\$ E40 N28\$ PTR=N30 UDU= N18 UOP= N10 W11 S10 E11\$ W11 UDU= N10 W24 S28 E6 UOP= E6 N6 W6 S6\$ N6 E6 N12 E12\$ W12 S18 E23\$ S30\$.											

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		RSF-1	0.00	0.00	4.85	AC		1.00	1.00	0.60	8,500.00	5,100.00	24,735							