BEG INTER OF W LINE OF SE1/4 & S
RUN E 187.74 FT, S 360.58 FT, W
149.55 FT, W 123.8 FT, SW 97.5 F

LAW COBY
626 NW BRADY CIR
LAKE CITY, FL 32055

2027

25-3S-16-02295-000

BUILDING CHARACTERISTICS

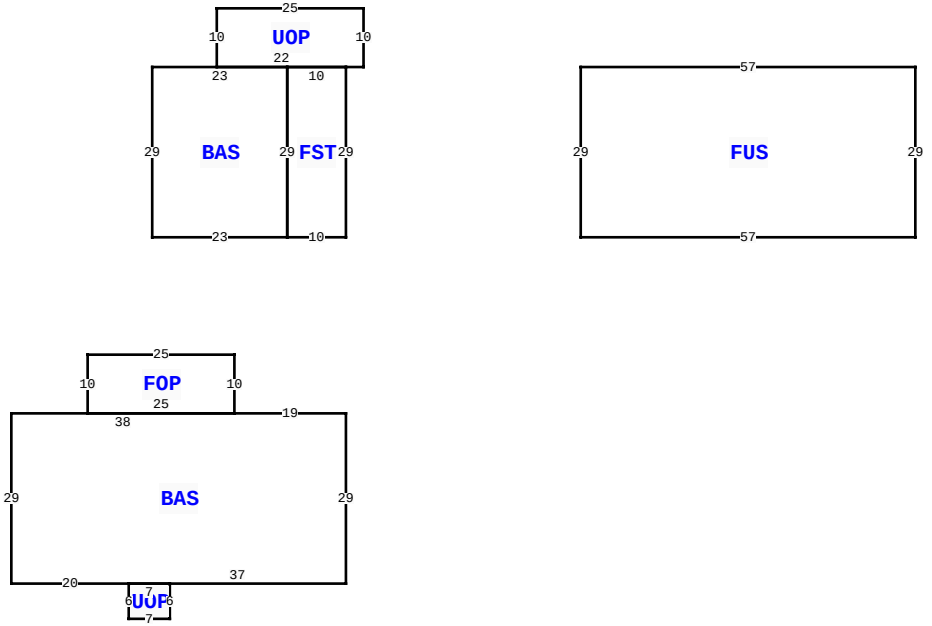
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	667	100		667	50,155
BAS	1,653	100		1,653	124,298
FOP	250	30		75	5,640
FST	290	55		160	12,032
FUS	1,653	100		1,653	124,298
UOP	42	20		8	602
UOP	250	20		50	3,760
TOTALS	4,805			4,266	320,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,266	91.1430	100.26	427,709	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 3973 HX Base Yr 2019



626 NW BRADY CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		320,782
TOTAL MARKET OB/XF VALUE		19,691
TOTAL LAND VALUE - MARKET		27,582
TOTAL MARKET VALUE		368,055
SOH/AGL Deduction		116,360
ASSESSED VALUE		251,695
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,284
TOTAL JUST VALUE		368,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048240	Solar Power Syste	18,590	09/21/2023
35240	REMODEL	578	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2388	11/06/2025	LE	U	I	14	100
GRANTOR: LAW COBY						
GRANTEE: LAW COBY L AKA COBY						
1418/2090	8/31/2020	QC	U	I	11	100
GRANTOR: JULIA KAY SMITH FKA J						
GRANTEE: COBY LAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N10 W25 S10 E25$ W38 S29 E20 UOP= S6 E7 N6 W7$ E37 N29$ PTR=N30 FST= N29 UOP= E3 N10 W25 S10 E22$W10 BAS= W23 S29 E23 N29$ S29E10$ S30$ PTR= N30 E40 FUS= E57 N29 W57 S29$ S30 W40$.

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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	40	1973	1973	3	40	14,336	
2	0260	PAVEMENT-A	0	100	29	30	1.00	UT	0.00	0.00	100	0	0	3	100	850	
3	0166	CONC,PAVMT	0	100	40	10	400.00	UT	1.40	1.40	100	0	0	3	100	560	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0297	SHED CONCR	0	100	11	19	209.00	UT	5.00	5.00	100	2009	2009	3	100	1,045	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 19,691

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	100		RSF-1	0.00	0.00	5.90	AC		1.00	1.00	0.55	8,500.00	4,675.00	27,582							

REVIEW DATE 10/02/2023 BY mark Total Acres: 5.90 Total Land Value: 27,582 Market: 0 Agricultural: 0 Common: 27,582 PRINTED 11/17/2026 BY SYS