

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

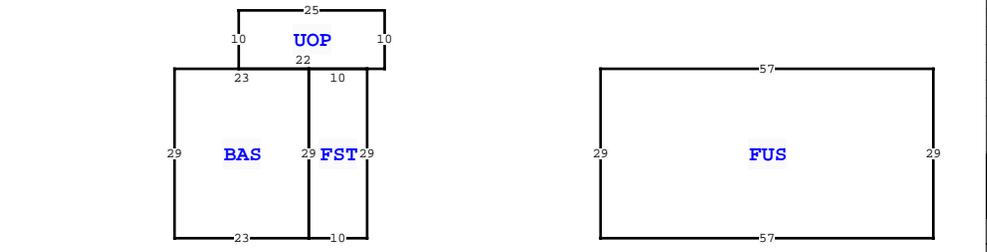
2026

25-3S-16-02295-000

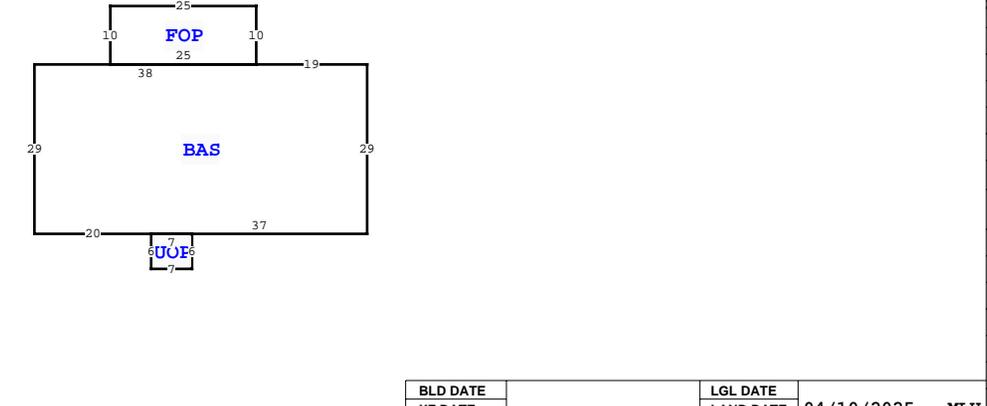
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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

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	103.90	443,237	2000	2000	0	0	25.00	75.00	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			332,428
TOTAL MARKET OB/XF VALUE			19,691
TOTAL LAND VALUE - MARKET			27,582
TOTAL MARKET VALUE			379,701
SOH/AGL Deduction			135,337
ASSESSED VALUE			244,364
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			192,953
TOTAL JUST VALUE			379,701
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,232



Quality					
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	51,976
BAS	1,653	100		1,653	128,810
FOP	250	30		75	5,845
FST	290	55		160	12,468
FUS	1,653	100		1,653	128,810
UOP	42	20		8	623
UOP	250	20		50	3,896
TOTALS	4,805			4,266	332,428



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

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

TOTAL OB/XF																								
19,691																								
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	5.90	AC		1.00	1.00	0.55	8,500.00	4,675.00	27,582							

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\$.	