

LOT 1 BRADY PARK S/D UNR.
 COMM NE COR OF SW1/4 OF SE1/4, R
 R/W BRADY CIRCLE FOR POB, CONT S

MAXWELL DANIEL W/MAXWELL JODIE N
 344 NW BRADY CIR
 LAKE CITY, FL 32055

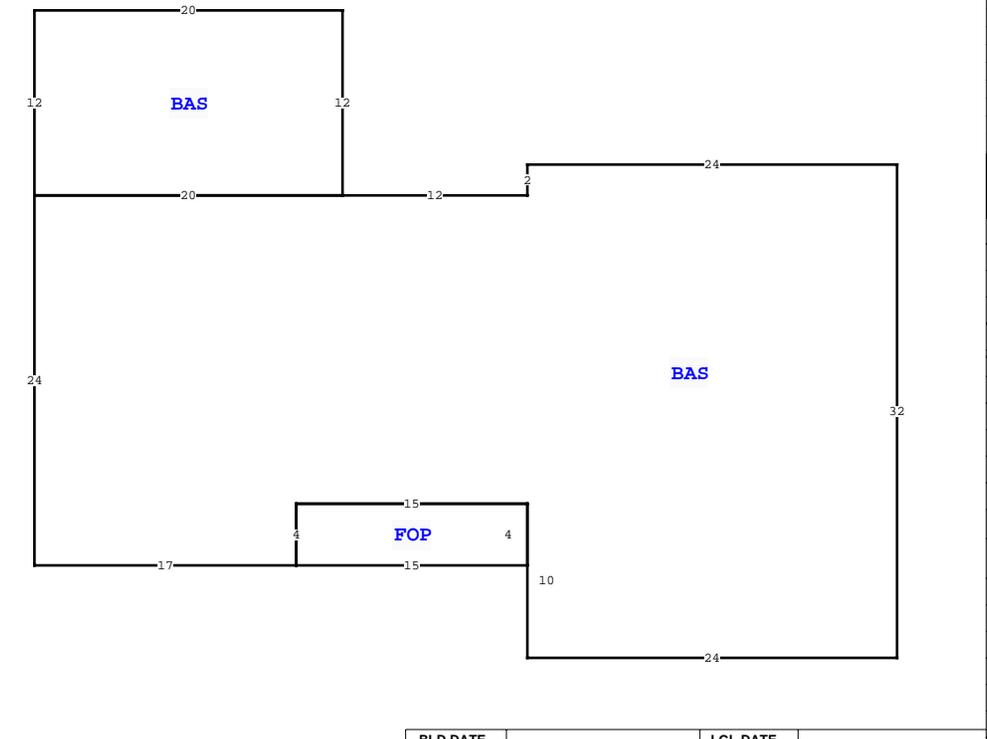
2026

25-3S-16-02298-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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

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% - 2000									
Heated Area: 1716						HX Base Yr 2000					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,434
BAS	1,476	100		1,476	119,522
FOP	60	30		18	1,457
TOTALS	1,776			1,734	140,414

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			140,414
TOTAL MARKET OB/XF VALUE			2,992
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			165,906
SOH/AGL Deduction			72,027
ASSESSED VALUE			93,879
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,468
TOTAL JUST VALUE			165,906
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0857/2096	4/30/1998	WD	Q	I		73,000
GRANTOR: CAROLE YATES						
GRANTEE: SCOTT CREWS						
0735/0416	11/07/1990	WD	Q	I		52,000
GRANTOR: RUSSELL PORTER						
GRANTEE: CAROLE YATES						

EXTRA FEATURES		344 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	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	8	14	112.00	UT	5.00	5.00	70	1993	1993	3	70	392	

LAND DESCRIPTION		TOTAL OB/XF 2,992																						
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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE		BY		Total Acres: 0.72		Total Land Value: 22,500		Market: 0		Agricultural: 0		Common: 22,500		PRINTED 06/08/2026 BY SYS	
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