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

2027

25-3S-16-02298-001

BUILDING CHARACTERISTICS

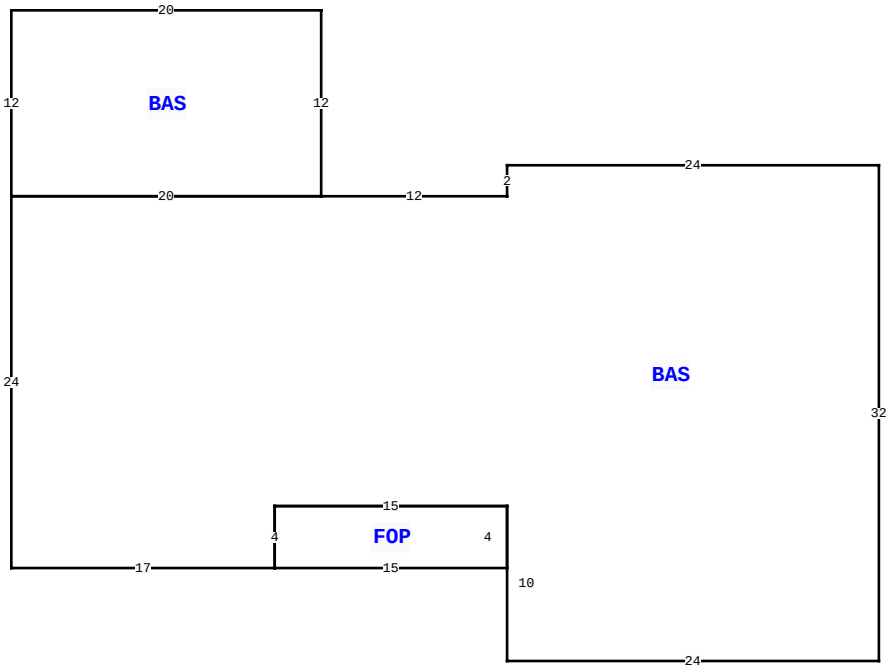
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	25316.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,087
BAS	1,476	100		1,476	117,383
FOP	60	30		18	1,431
TOTALS	1,776			1,734	137,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	111.2300	122.35	212,155	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1716 HX Base Yr 2000



344 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,901
TOTAL MARKET OB/XF VALUE		2,992
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		163,393
SOH/AGL Deduction		66,698
ASSESSED VALUE		96,695
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,284
TOTAL JUST VALUE		163,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,906

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S2 W12 BAS= N12 W20S12 E20$ W20S24 E17 FOP= E15 N4 W15 S4$ N4 E15 S10 E24 N32$.

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	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

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/19/2023 BY JB Total Acres: 0.72 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS