LOT 5 BRADY PARK UNREC: COMM SW SW1/4 OF SE1/4, RUN E 275.50 FT N 170.50 FT TO S LINE OF BRADY C

NELSON BRANT
498 NW BRADY CIR
LAKE CITY, FL 32055

**2027**

**25-3S-16-02298-005**

## BUILDING CHARACTERISTICS

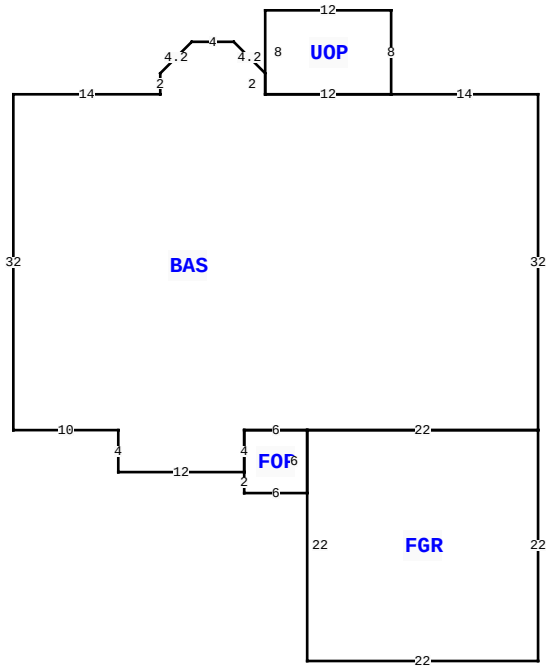
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 1,689 | 100 | | 1,689 | 182,274 |
| FGR | 484 | 55 | | 266 | 28,707 |
| FOP | 36 | 30 | | 11 | 1,187 |
| UOP | 96 | 20 | | 19 | 2,050 |
| TOTALS | 2,305 | | | 1,985 | 214,218 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,985 | 114.7410 | 126.22 | 250,547 | 2004 | 2015 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SINGLE FAM 100% - 2025 Heated Area: 1689 HX Base Yr 2025




498 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 | 214,218 |
| TOTAL MARKET OB/XF VALUE | 2,980 |
| TOTAL LAND VALUE - MARKET | 20,250 |
| TOTAL MARKET VALUE | 237,448 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 237,448 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 186,037 |
| TOTAL JUST VALUE | 237,448 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 241,334 |

LAND:3:1: SOME LOW & WET

LAND:2:1: SOME LOW & WET

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046797 | Roof Replacement | 13,000 | 03/21/2023 |
| 21998 | SFR | 497 | 06/24/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1489/198 | 4/24/2023 | WD | Q | I | 01 | 290,000 |
| GRANTOR: KENNON CANDICE HERRIN | | | | | | |
| GRANTEE: NELSON BRANT | | | | | | |
| 1220/0961 | 8/24/2011 | WD | U | I | 12 | 83,000 |
| GRANTOR: CITIBANK N A TRUSTEE | | | | | | |
| GRANTEE: CANDICE HERRING | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 UOP= N8 W12 S8 E12$ W12 N2 L3 U3 W4 D3 L3 S2 W14 S32 E10 S4 E12 FOP= S2 E6 N6 W6 S4$ N4 E6 FGR= S22 E22 N22 W22$ E22 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 | 632.00 | UT | 2.50 | 2.50 | 100 | 2004 | 2004 | 3 | 100 | 1,580 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 800 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2023 | 2022 | | 100 | 400 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 2023 | 2022 | | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,980

| 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 | 0.90 | 22,500.00 | 20,250.00 | 20,250 | | | | | | | |

REVIEW DATE 03/19/2026 BY robin Total Acres: 0.59 Total Land Value: 20,250 Market: 0 Agricultural: 0 Common: 20,250 PRINTED 11/17/2026 BY SYS