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

2026

25-3S-16-02298-005

BUILDING CHARACTERISTICS

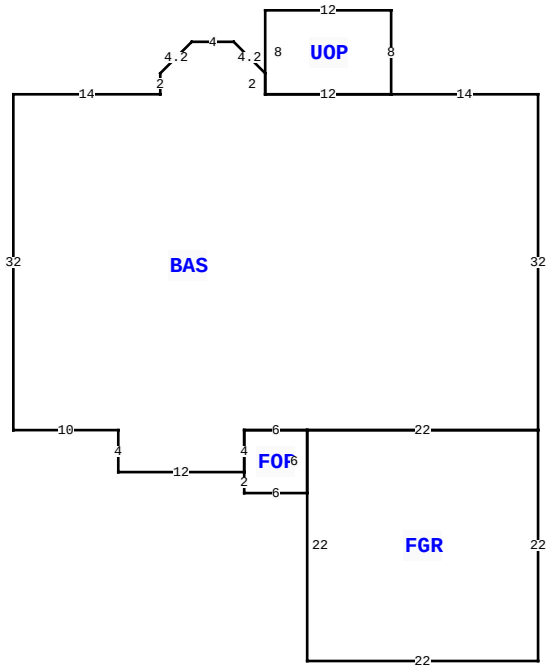
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	185,580
FGR	484	55		266	29,227
FOP	36	30		11	1,209
UOP	96	20		19	2,088
TOTALS	2,305			1,985	218,104

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	128.51	255,092	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		218,104
TOTAL MARKET OB/XF VALUE		2,980
TOTAL LAND VALUE - MARKET		20,250
TOTAL MARKET VALUE		241,334
SOH/AGL Deduction		0
ASSESSED VALUE		241,334
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,923
TOTAL JUST VALUE		241,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,432

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 06/26/2026 BY SYS