

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

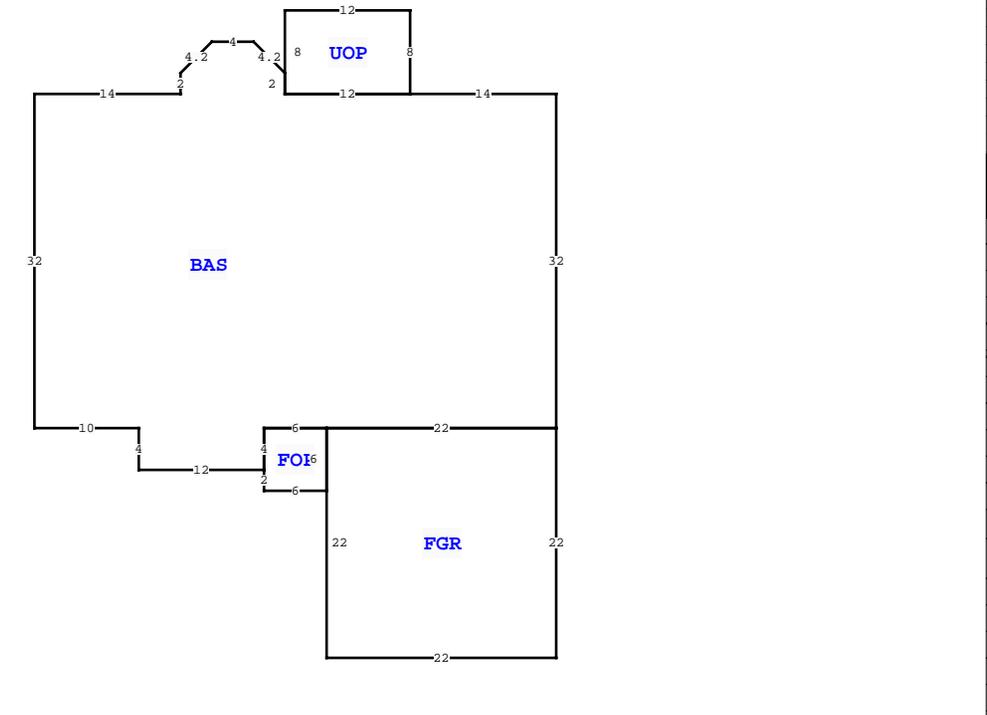
25-3S-16-02298-005



ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 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	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

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	130.80	259,638	2004	2015	0	0	14.50	85.50	

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100		1,689	188,887
FGR	484	55		266	29,748
FOP	36	30		11	1,230
UOP	96	20		19	2,125
<b>TOTALS</b>	<b>2,305</b>			<b>1,985</b>	<b>221,990</b>

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	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	

EXTRA FEATURES												
498 NW BRADY CIR, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/14/2026		MLU							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		221,990	
TOTAL MARKET OB/XF VALUE		2,980	
TOTAL LAND VALUE - MARKET		20,250	
TOTAL MARKET VALUE		245,220	
SOH/AGL Deduction		0	
ASSESSED VALUE		245,220	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		193,809	
TOTAL JUST VALUE		245,220	
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 / I	V / I	RSN CD	SALE PRICE
1489/198	4/24/2023	WD Q	Q	I	01	290,000
GRANTOR: KENNON CANDICE HERRIN						
GRANTEE: NELSON BRANT						
1220/0961	8/24/2011	WD U	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\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	0.90	22,500.00	20,250.00	20,250								