

AKA LOT 12 BRADY PARK UNREC:
 COMM SW COR OF N1/4 OF SW1/4 OF
 275.50 FT, N 170.50 FT TO S LINE

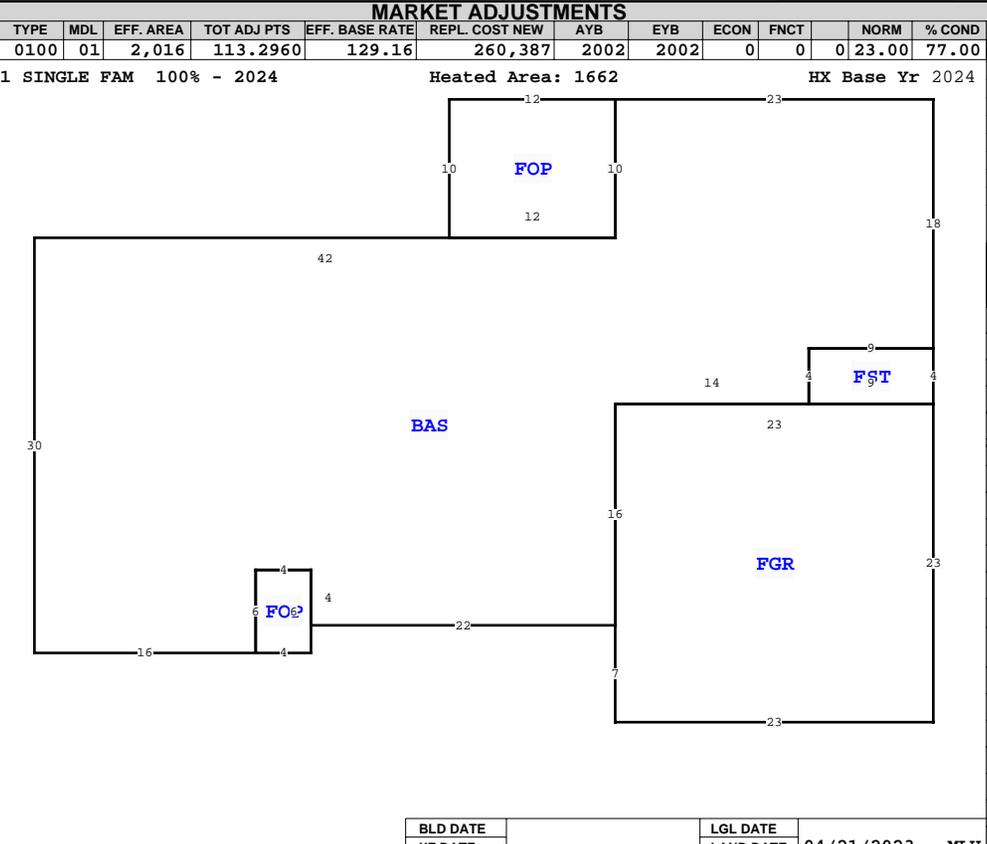
JOHNSTON MELODY W
 507 NW BRADY CIR
 LAKE CITY, FL 32055

2026

25-3S-16-02298-012


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 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
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
BAS	1,662	100
FGR	529	55
FOP	24	30
FOP	120	30
FST	36	55
TOTALS	2,371	

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%	- 2024								
			Heated Area: 1662			HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,498
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		226,198
SOH/AGL Deduction		6,212
ASSESSED VALUE		219,986
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,575
TOTAL JUST VALUE		226,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049360	Roof Replacement	15,800	03/05/2024
20316	SFR	292	01/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/230	9/30/2022	WD	U	I	11	0
GRANTOR: GRAINGER INVESTMENTS						
GRANTEE: JOHNSTON MELODY W						
1369/2272	9/27/2018	WD	Q	I	01	130,000
GRANTOR: REBECCA LOWMAN						
GRANTEE: GRAINGER INVESTMENT						

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0166	CONC, PAVMT
2	0296	SHED METAL
3	0120	CLFENCE 4

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,900.00	UT	2.00	2.00	100	2003
2	0296	SHED METAL	0	100	10	200.00	UT	11.00	11.00	100	2009
3	0120	CLFENCE 4	0	100	0	1.00	UT	1,200.00	1,200.00	100	2023
TOTALS											

BUILDING NOTES		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		
04/21/2023 MLU		

BUILDING DIMENSIONS		
BAS= W23 FOP= W12 S10 E12 N10\$ S10 W42 S30 E16 FOP= E4 N6 W4 S6\$ N6 E4 S4 E22 FGR= S7 E23 N23 FST= N4 W9 S4 E9\$ W23 S16\$ N16 E14 N4 E9 N18\$.		

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500