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

2027

25-3S-16-02298-012

BUILDING CHARACTERISTICS

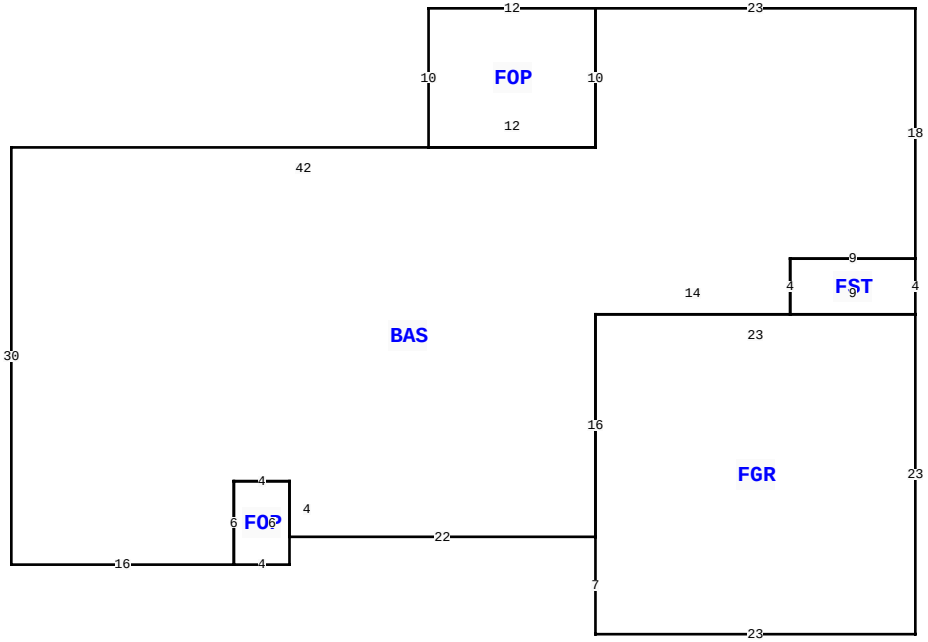
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,662	100		1,662	159,494
FGR	529	55		291	27,926
FOP	24	30		7	671
FOP	120	30		36	3,455
FST	36	55		20	1,920
TOTALS	2,371			2,016	193,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	113.2960	124.63	251,254	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2024 Heated Area: 1662 HX Base Yr 2024



507 NW BRADY CIR, LAKE CITY

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

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	1,900.00	UT	2.00	2.00	100	2003	2003	3	100	3,800	
2	0296	SHED METAL	0	100	10	20	200.00	UT	11.00	11.00	100	2009	2009	3	100	2,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,466
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		219,166
SOH/AGL Deduction		0
ASSESSED VALUE		219,166
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,755
TOTAL JUST VALUE		219,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,674

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						

BUILDING NOTES

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

TOTAL OB/XF 7,200

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/20/2024 BY JS Total Acres: 0.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS