

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		196,974
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		222,674
SOH/AGL Deduction		2,688
ASSESSED VALUE		219,986
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,575
TOTAL JUST VALUE		222,674
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	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	UT	2.00	2.00	100	2003	2003	3	100	3,800	
2	0296	SHED METAL	0	100	10	20	UT	11.00	11.00	100	2009	2009	3	100	2,200	
3	0120	CLFENCE 4	0	100	0	0	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

TOTAL OB/XF											
7,200											

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	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							