LOT 15 BRADY PARK UNR.
COMM AT SW COR OF N1/4 OF SW 1/4
275.50 FT, N 170.50 FT TO S R/W

THE STEVEN VIGUE TRUST
41 SAND LAKE PL
EUSTIS, FL 32726

2027

25-3S-16-02298-015

BUILDING CHARACTERISTICS

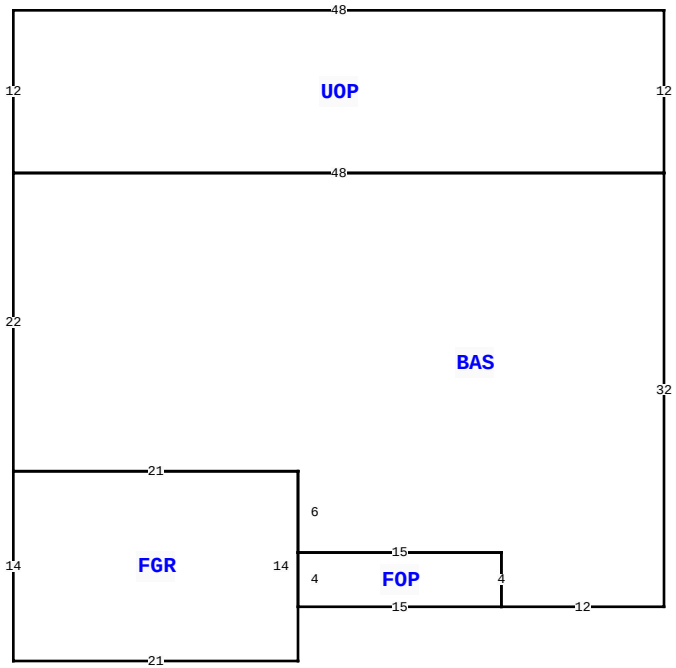
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,266	100		1,266	136,657
FGR	294	55		162	17,487
FOP	60	30		18	1,943
UOP	576	20		115	12,414
TOTALS	2,196			1,561	168,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	122.6610	134.93	210,626	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2024 Heated Area: 1266 HX Base Yr



747 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1,136.00	UT	2.50	2.50	100	2009	2009	3	100	2,840	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	168,501
TOTAL MARKET OB/XF VALUE	2,840
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	193,841
SOH/AGL Deduction	0
ASSESSED VALUE	193,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,841
TOTAL JUST VALUE	193,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053544	Roof Replacement	13,500	07/08/2025
23467	SFR	391	08/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2453	5/31/2023	TR	U	I	11	100
GRANTOR: VIGUE STEVE L						
GRANTEE: THE STEVEN VIGUE TR						
1129/2428	8/24/2007	WD	Q	I		150,000
GRANTOR: PATTERSON						
GRANTEE: STEVE VIGUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 UOP= N12 W48 S12 E48$ W48 S22 FGR= S14 E21 N14 W21$ E21 S6 FOP= S4 E15 N4 W15$ E15 S4 E12$.

LAND DESCRIPTION

TOTAL OB/XF 2,840

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/06/2025 BY chuck Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS