

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

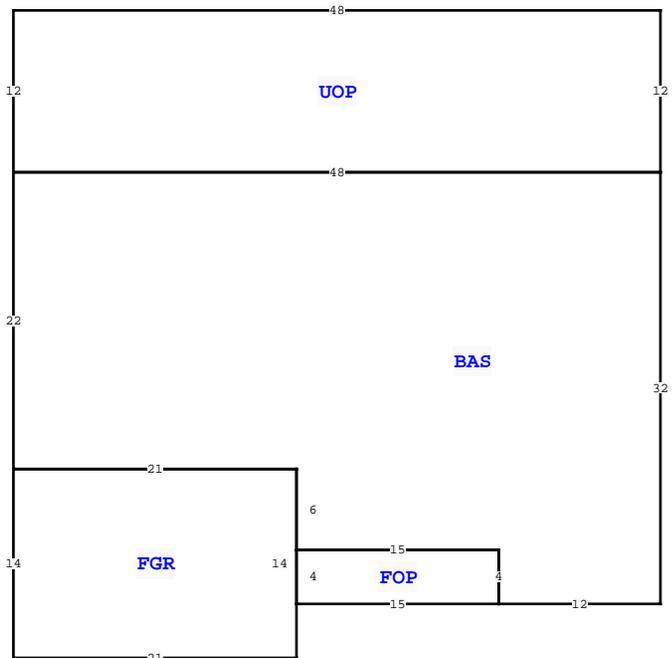
THE STEVEN VIGUE TRUST  
 41 SAND LAKE PL  
 EUSTIS, FL 32726

**2026**

25-3S-16-02298-015  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural	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
BAS	1,266	100	
FGR	294	55	
FOP	60	30	
UOP	576	20	
TOTALS	2,196		

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	137.38	214,450	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1266 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			171,560	
TOTAL MARKET OB/XF VALUE			2,840	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			196,900	
SOH/AGL Deduction			0	
ASSESSED VALUE			196,900	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			196,900	
TOTAL JUST VALUE			196,900	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			195,044	

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

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	2.50	2.50	

TOTAL OB/XF										2,840					
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	0	0	0	2.50	2.50	100	2009	2009	3	100	2,840	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

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\$.									