

LOT 16 BRADY PARK UNR.  
 COMM SW COR OF N1/2 OF N1/2 OF S  
 RUN E 275.50 FT, N 170.50 FT, W

VARGA MICHAEL JOHN/VARGA EVA

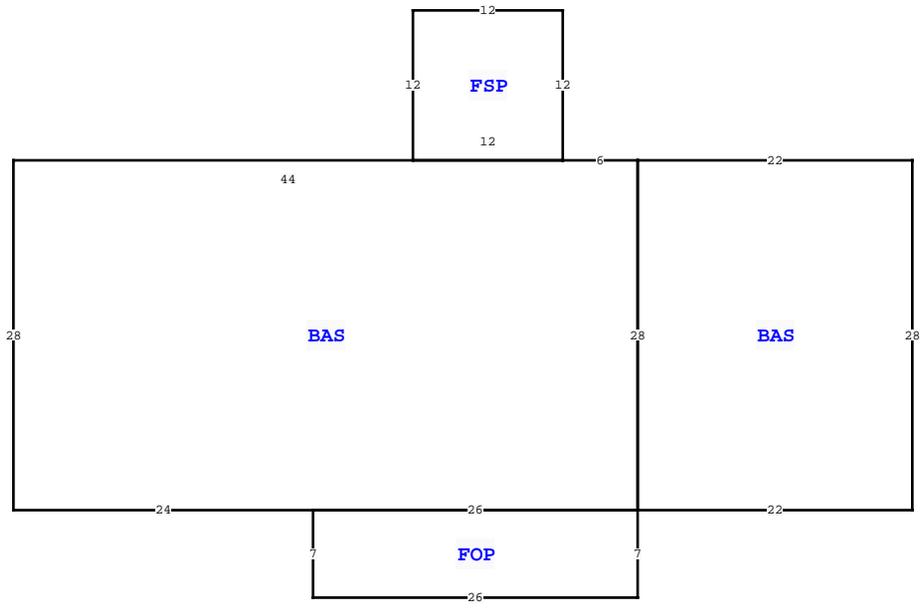
2026

25-3S-16-02298-016



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	13	LAM/VNLPLK 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 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
BAS	616	100	
BAS	1,400	100	
FOP	182	30	
FSP	144	40	
TOTALS	2,342		
		2,129	160,720

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,129	103.6930	116.14	247,262	1973	1995	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2016 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			160,720
TOTAL MARKET OB/XF VALUE			1,970
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			185,190
SOH/AGL Deduction			0
ASSESSED VALUE			185,190
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			185,190
TOTAL JUST VALUE			185,190
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,685
PRMT:1:1: PERMIT FOR VINYL SIDING			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17975	REMODEL	80	02/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0022	9/14/2018	WD Q	Q	I	01	132,500
GRANTOR: KATEE A BECKER						
GRANTEE: MICHAEL JOHN & EVA						
1237/0115	6/20/2012	WD Q	Q	I	01	88,400
GRANTOR: STEVEN D & ELAINE E D						
GRANTEE: KATEE A BECKER						

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	0	14	75	1.00	UT 0.00	0.00	100	0	0	3	100	800	
2	0120	CLFENCE 4	0	0	0	0	400.00	UT 4.50	4.50	65	1993	1993	3	65	1,170	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				04/14/2026 MLU			
711 NW BRADY CIR, LAKE CITY							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W6 FSP= N12 W12 S12 E12\$ W44 S28 E24 FOP= S7 E26 N7 W26\$ E26 BAS= E22 N28 W22 S28\$ N28\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							