LOT 18 BRADY PARK UNR DESC AS:
COMM SW COR OF N1/2 OF N1/2 OF S
RUN E 275.50 FT, N 170.50 FT, W

HEMBREE TIMOTHY KEITH
710 4TH ST
NEPTUNE BEACH, FL 32266

2027

25-3S-16-02298-018

BUILDING CHARACTERISTICS

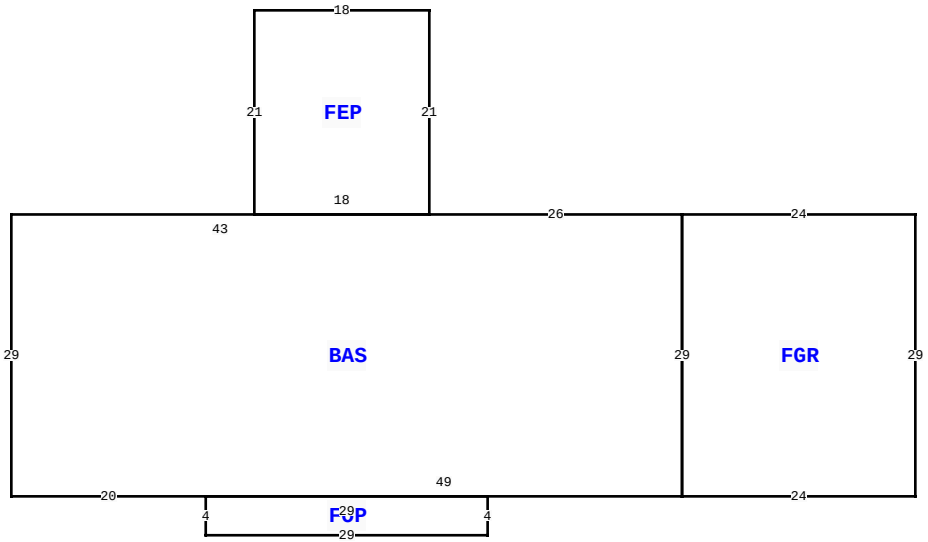
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100		2,001	153,139
FEP	378	80		302	23,112
FGR	696	55		383	29,311
FOP	116	30		35	2,679
TOTALS	3,191			2,721	208,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,721	107.0400	117.74	320,371	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2001 HX Base Yr



661 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	1.00	UT	0.00	0.00	100	0	0	3	100	820	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	50	1993	1993	3	50	120	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,241
TOTAL MARKET OB/XF VALUE		4,140
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		230,881
SOH/AGL Deduction		99,126
ASSESSED VALUE		131,755
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,344
TOTAL JUST VALUE		230,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1248	7/24/2026	WD	U	I	11	100
GRANTOR: HEMBREE DONALD K LIVI						
GRANTEE: HEMBREE TIMOTHY KEI						
1473/593	8/04/2022	WD	U	I	11	100
GRANTOR: HEMBREE DONALD						
GRANTEE: HEMBREE DONALD K LI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W24 BAS= W26 FEP= N21 W 18 S21 E18$ W43 S29 E20 FOP= S4 E29 N4 W29$ E49 N29$S29 E24 N29$.

LAND DESCRIPTION

TOTAL OB/XF 4,140

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

REVIEW DATE 05/19/2023 BY JB Total Acres: 0.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS