LOT 19 BRADY PARK UNR.
COMM SW COR OF N1/2 OF N1/2 SW1/
E 275.50 FT, N 170.5 FT, W 22.55

HOLLIFIELD CHARLES M/HOLLIFIELD VIRGINIA M
615 NW BRADY CIR
LAKE CITY, FL 32055

2027

25-3S-16-02298-019

BUILDING CHARACTERISTICS

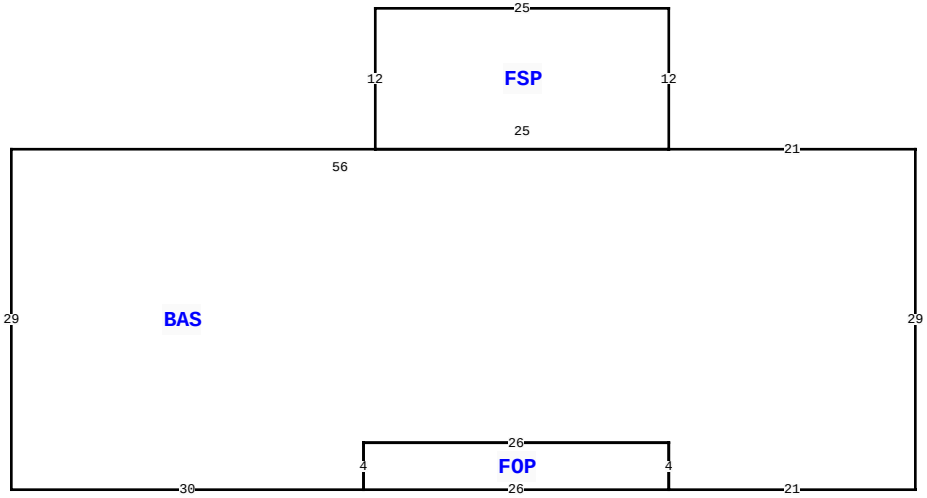
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,129	100		2,129	166,117
FOP	104	30		31	2,419
FSP	300	40		120	9,363
TOTALS	2,533			2,280	177,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	109.1250	120.04	273,691	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2129 HX Base Yr



615 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	350	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	70	1993	1993	3	70	280	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,899
TOTAL MARKET OB/XF VALUE		2,930
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		199,329
SOH/AGL Deduction		82,691
ASSESSED VALUE		116,638
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,227
TOTAL JUST VALUE		199,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,560

BLDG:1:1: USP TO FSP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N12 W25 S12 E25$W56 S29 E30 FOP= E26 N4 W26 S4$ N4 E26 S4 E21 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,930

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: 0.39 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS