LOT 22 BRADY PARK UNR.

COMM SE COR OF NW1/4 OF SE1/4, R

VICKERY DEANA CAIN
726 NW BRADY CIR
LAKE CITY, FL 32055

2027

25-3S-16-02298-022

BUILDING CHARACTERISTICS

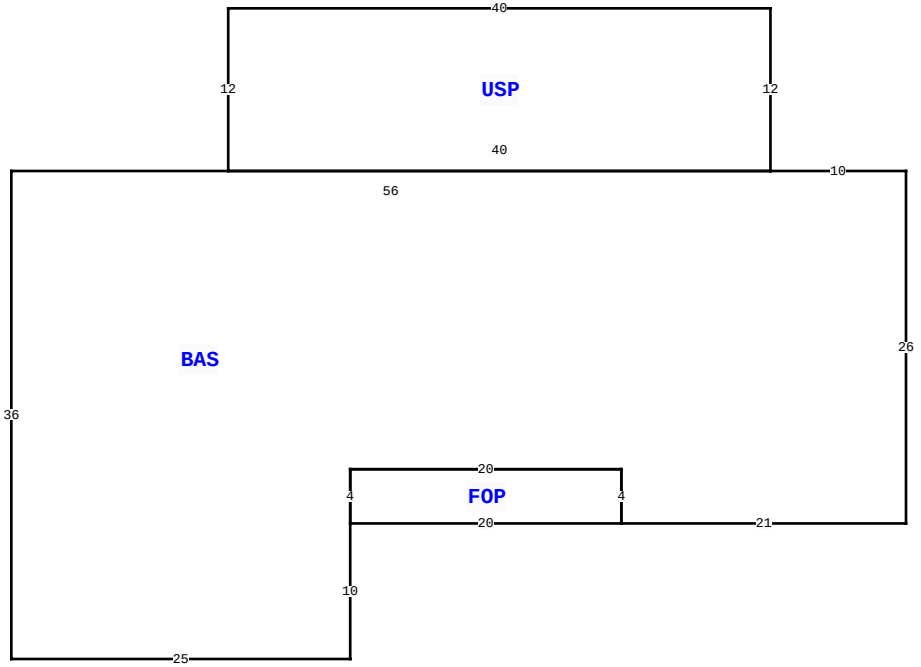
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,886	100		1,886	149,118
FOP	80	30		24	1,897
USP	480	35		168	13,283
TOTALS	2,446			2,078	164,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	110.5800	121.64	252,768	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1886 HX Base Yr 2016



726 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	1,050	
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0252	LEAN-TO W/	0	100	11	11	121.00	UT	2.00	2.00	100	1993	1993	3	100	242	
6	0251	LEAN TO W/	0	100	10	14	140.00	UT	3.00	3.00	100	1993	1993	3	100	420	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,299
TOTAL MARKET OB/XF VALUE		11,662
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		194,461
SOH/AGL Deduction		84,785
ASSESSED VALUE		109,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,265
TOTAL JUST VALUE		194,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048703	Roof Replacement	17,422	11/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2769	8/03/2015	WD	U	I	11	100

GRANTOR: THOMAS & ELEANOR S CA

GRANTEE: DEANA CAIN VICKERY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 USP= N12 W40 S12 E40$ W56 S36 E25 N10 FOP= E20 N4 W20 S4$ N4 E20 S4 E21 N26$.

LAND DESCRIPTION

TOTAL OB/XF 11,662

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 01/04/2024 BY JS Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS