

LOT 23 BRADY PARK UNREC: COMM S
OF SE1/4, RUN W 411.25 FT, N 356
FT FOR POB, RUN S 146 FT, W 128.

LEONE SADIE
286 SW HAWKINS CT
FORT WHITE, FL 32038

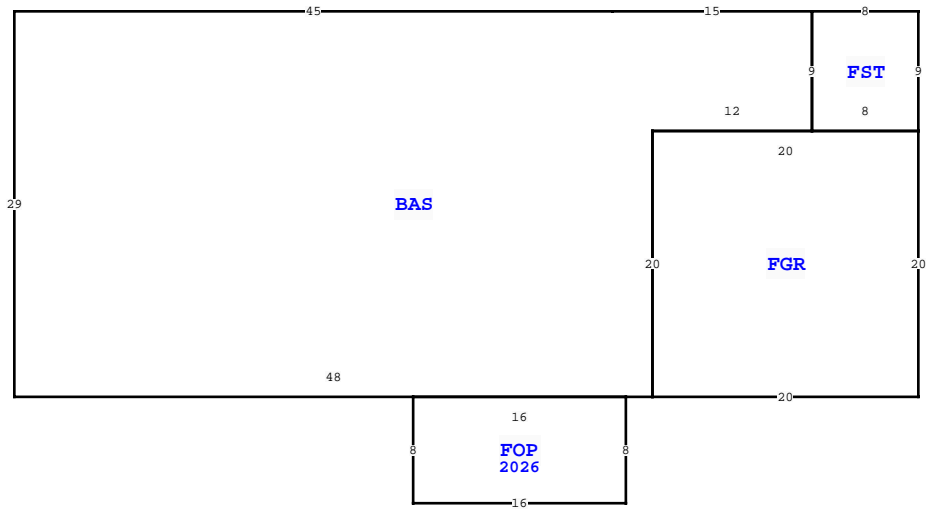
2026

25-3S-16-02298-023



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	60
Interior Floor	14	CARPET	40
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	1,500	100	
FGR	400	55	
FOP	128	30	2026
FST	72	55	
TOTALS	2,100		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,798	119.1680	135.85	244,258	1972	2005		0	20.00	80.00
1 SINGLE FAM 0% - 2026 Heated Area: 1500 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			195,406
TOTAL MARKET OB/XF VALUE			5,250
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			219,156
SOH/AGL Deduction			0
ASSESSED VALUE			219,156
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			219,156
TOTAL JUST VALUE			219,156
NCON VALUE			52,939
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052267	Roof Replacement	5,000	02/06/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2242	6/10/2025	WD	U	I	41	265,000
GRANTOR: SMITH DEAN						
GRANTEE: LEONE SADIE						
1532/294	1/14/2025	WD	U	I	37	60,000
GRANTOR: COOK SUSAN P AS PR FO						
GRANTEE: SMITH DEAN						

EXTRA FEATURES		758 NW BRADY CIR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	840.00
2	0296	SHED METAL	0.00
3	0120	CLFENCE 4	6.50
4	0294	SHED WOOD/	0.00
5	0261	PRCH, UOP	2,500.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W15 W45 S29 E48 N20 E12 N9 \$	
FGR=[ORIG=-12,29] E20 N20 W20 S20 \$	
FST=[ORIG=0,9] E8 N9 W8 S9 \$	
FOP=[YR=2026;ORIG=-14,29] S8 W16 N8 E16 \$	

LAND DESCRIPTION		TOTAL OB/XF 5,250																						
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	18,500.00	18,500.00	18,500							