LOT 24 BRADY PARK UNREC EX S 10
COMM 411.25 FT W & 188.28 FT N O
OF NW1/4 OF SE1/4 FOR POB, RUN W

KIRBY DEREK KYLE/KIRBY AMBER LYNN
762 NW BRADY CIR
LAKE CITY, FL 32055

2027

25-3S-16-02298-024

BUILDING CHARACTERISTICS

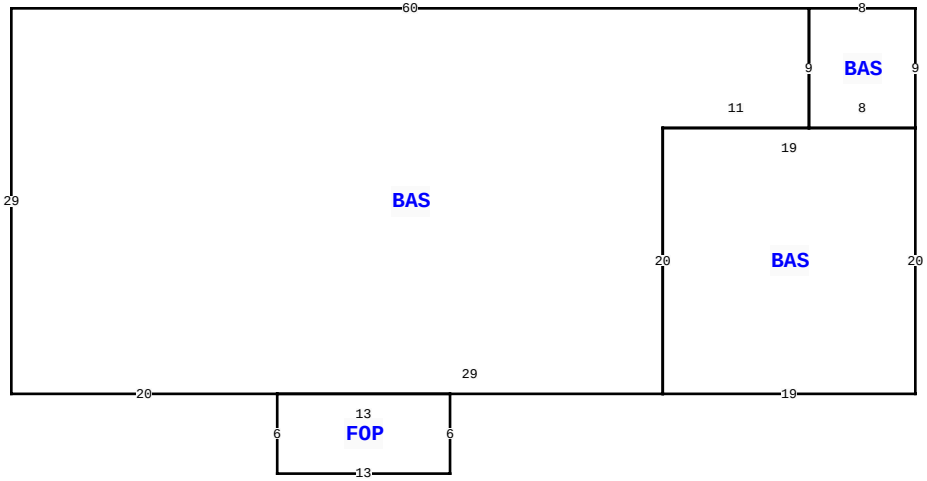
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	72	100		72	6,219
BAS	380	100		380	32,819
BAS	1,520	100		1,520	131,275
FOP	78	30		23	1,986
TOTALS	2,050			1,995	172,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	120.7941	132.87	265,076	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1972 HX Base Yr 2021



762 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,080	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1973	1973	3	40	14,336	
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	0294	SHED WOOD/	0	100	16	16	256.00	UT	4.50	4.50	80	1993	1993	3	80	922	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,299
TOTAL MARKET OB/XF VALUE	19,638
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	214,437
SOH/AGL Deduction	51,032
ASSESSED VALUE	163,405
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	111,994
TOTAL JUST VALUE	214,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0869	8/26/2020	WD	Q	I	01	183,000
GRANTOR: DAVID MICHAEL & TRACY						
GRANTEE: DEREK KYLE & AMBER						
1224/0585	10/31/2011	WD	Q	I	01	120,000
GRANTOR: TRESPALACIOS						
GRANTEE: DURANTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S29 E20 FOP= S6 E13N6 W13$ E29 BAS= E19 N20 W19 S20$ N20 E11 BAS= E8 N9 W8 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 19,638

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	22,500.00	22,500.00	22,500							

REVIEW DATE 05/19/2023 BY JB Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS