

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

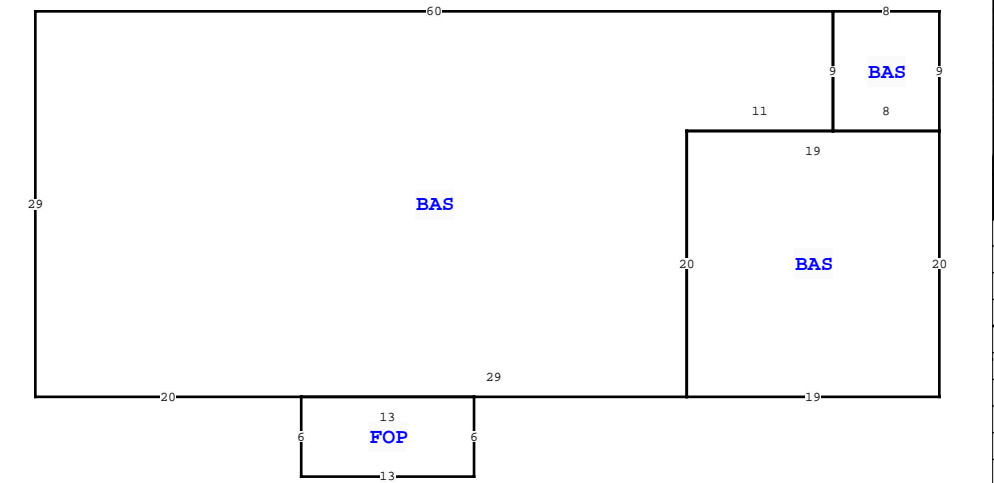
KIRBY DEREK KYLE/KIRBY AMBER LYNN
 762 NW BRADY CIR
 LAKE CITY, FL 32055

2026

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 Floor	14	CARPET 60
Interior Floor	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	1.100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05

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	137.71	274,731	1973	1973	0	0	35.00	65.00



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	6,445
BAS	380	100		380	34,015
BAS	1,520	100		1,520	136,057
FOP	78	30		23	2,059
TOTALS	2,050			1,995	178,575

762 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF 19,638

LAND DESCRIPTION																								
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			178,575
TOTAL MARKET OB/XF VALUE			19,638
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			220,713
SOH/AGL Deduction			62,067
ASSESSED VALUE			158,646
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			107,235
TOTAL JUST VALUE			220,713
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,576

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	Q	I	01	183,000
GRANTOR: DAVID MICHAEL & TRACY						
GRANTEE: DEREK KYLE & AMBER						
1224/0585	10/31/2011	WD Q	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\$.												