

LOT 25 BRADY PARK UNR, EX N 10 F
 BEG 411.25 FT W OF SE COR OF NW1
 W 112.33 FT, N 169.15 FT, E 112.

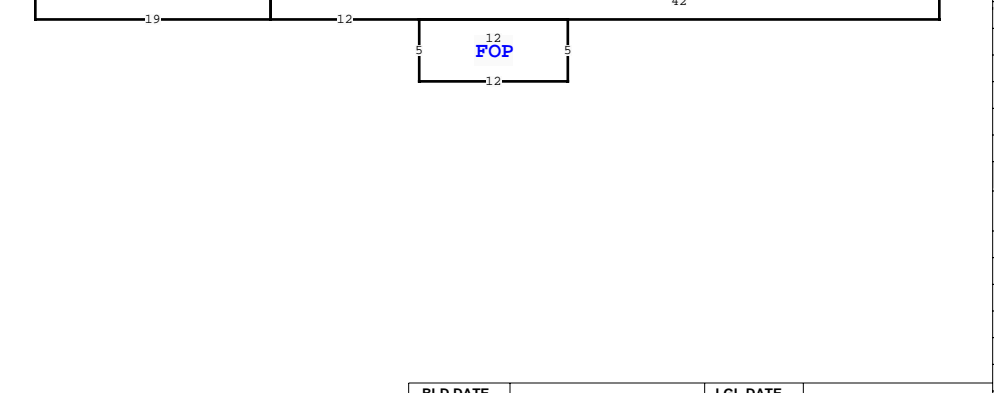
RYALS BRIAN
 774 NW BRADY CIR
 LAKE CITY, FL 32055

2026

25-3S-16-02298-025


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	13 LAM/VNLPLK 30
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	04 04 100
Kitchen Adjus	01 01 100
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	1,947	125.1591	142.68	277,798	1973	1973	0	0	35.00	65.00		



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	25316.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	133	100		133	12,334
BAS	1,566	100		1,566	145,234
FGR	418	55		230	21,330
FOP	60	30		18	1,669
TOTALS	2,177			1,947	180,569

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			180,569
TOTAL MARKET OB/XF VALUE			1,830
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			204,899
SOH/AGL Deduction			0
ASSESSED VALUE			204,899
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			204,899
TOTAL JUST VALUE			204,899
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052067	Roof Replacement	10,850	01/15/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1975	5/23/2022	QC	U	I	11	100
GRANTOR: RYALS BRIAN						
GRANTEE: RYALS BRIAN						
1435/2129	4/22/2021	WD	Q	I	01	184,000
GRANTOR: WIDEMAN DAVID & LESLI						
GRANTEE: RYALS BRIAN						

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	0	16	50	1.00	UT	0.00	100	0	0	3	100	520	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	0	8	9	72.00	UT	5.00	100	1993	1993	3	100	360	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	100	1993	1993	3	100	800	

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

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

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W54 S7 S22 E12 E42 N29 \$													
FGR=[ORIG=-54,7] W19 S22 E19 N22 \$													
BAS=[ORIG=-54,0] W19 S7 E19 N7 \$													
POP=[ORIG=-42,29] S5 E12 N5 W12 \$													