

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.

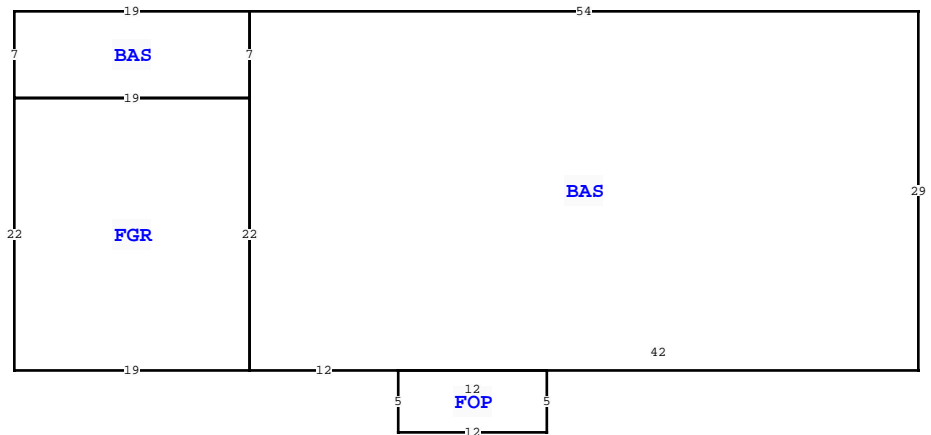
RYALS BRIAN
 774 NW BRADY CIR
 LAKE CITY, FL 32055

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
DOR CODE	0100 SINGLE FAMILY

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	140.18	272,930	1973	1973	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1699 HX Base Yr													



MAP NUM	MKT AREA	06			
25316.04	1.00/				
NEIGHBORHOOD/LOC	25316.04	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	133	100		133	12,119
BAS	1,566	100		1,566	142,689
FGR	418	55		230	20,957
FOP	60	30		18	1,640
TOTALS	2,177			1,947	177,404

774 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	0	16	50	1.00	UT	0.00	0.00	100	0	0	3	100	520	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	0	8	9	72.00	UT	5.00	5.00	100	1993	1993	3	100	360	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

TOTAL OB/XF 1,830

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,404	
TOTAL MARKET OB/XF VALUE		1,830	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		201,734	
SOH/AGL Deduction		0	
ASSESSED VALUE		201,734	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,734	
TOTAL JUST VALUE		201,734	
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						

BUILDING NOTES

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 \$
FOP=[ORIG=-42,29] S5 E12 N5 W12 \$