

BEG SE COR OF NW1/4 OF SW1/4, RU
E R/W OF FALLING CREEK RD, NE AL
FT, CONT NE ALONG R/W 36.73 FT,

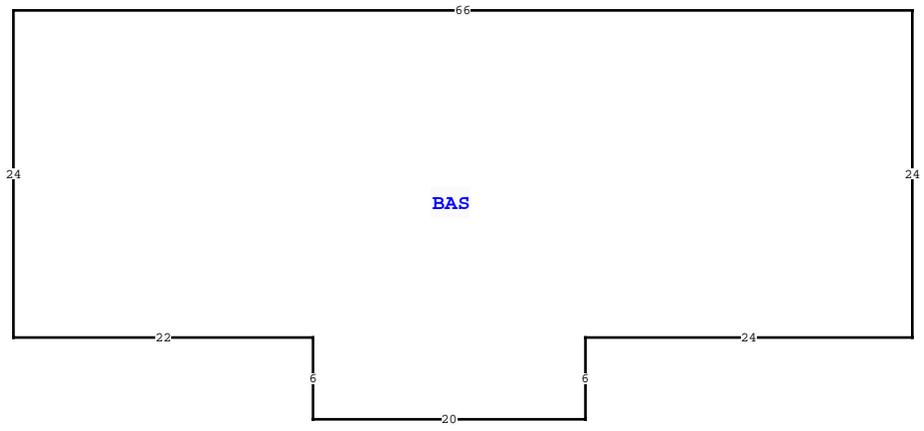
BRADY CREASY J
18555 NW 56TH AVE, C/O JOELLE JOHNSON
MIAMI GARDENS, FL 33055

2026

30-2S-17-04801-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,704	100	
TOTALS	1,704		26,598

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,704	46.4520	52.03	88,659	1945	1945	0	0	35	35.00	30.00
1 SINGLE FAM 0% - 0 Heated Area: 1704 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,598
TOTAL MARKET OB/XF VALUE			3,460
TOTAL LAND VALUE - MARKET			31,400
TOTAL MARKET VALUE			61,458
SOH/AGL Deduction			839
ASSESSED VALUE			60,619
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			60,619
TOTAL JUST VALUE			61,458
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/1694	12/20/2012	PR	U	V	16	100
GRANTOR: ZACK JOHNSON (UND 1/2)						
GRANTEE: CREASY BRADY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S24 E22 S6 E20 N6 E24 N24\$.	

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
1	0210	GARAGE U	0	0	0	1.00	UT	0.00	0.00	100	1987	1987
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2015	2015
4	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2015	2015

LAND DESCRIPTION													TOTAL OB/XF											
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.74	AC		1.00	1.00	1.00	10,000.00	10,000.00	17,400							