COMM SW COR OF N1/2 OF N1/2 OF SW1/4 OF SE1/4, RUN W 245.10 FT, N 358.83 FT FOR POB, RUN N

GOODEN MICHAEL
598 NW BRADY CIR
LAKE CITY, FL 32055

2021

25-3S-16-02298-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

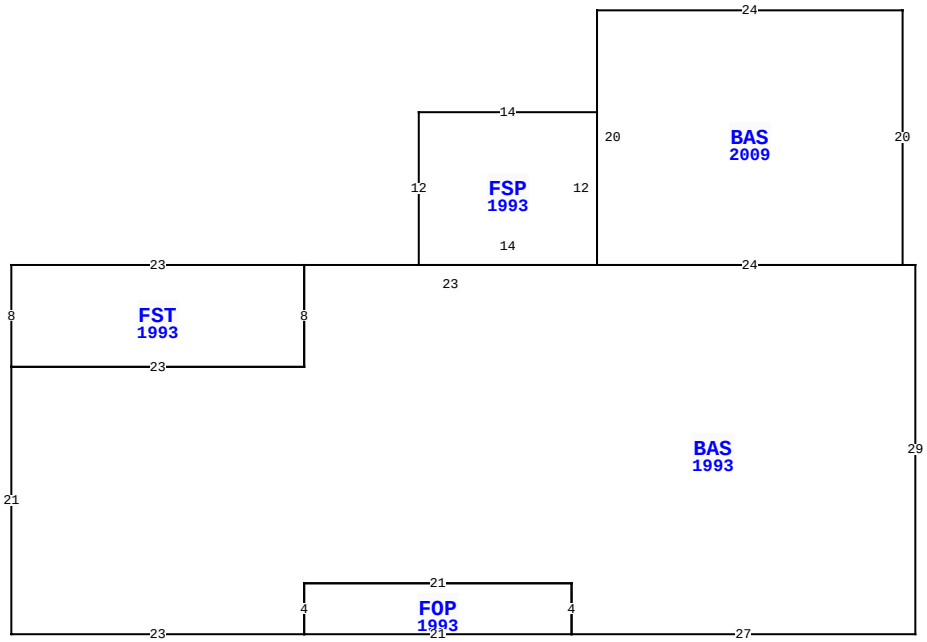
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD	25316.020	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	1,791	96,845
BAS	480	100	480	25,955
FOP	84	30	25	1,352
FSP	168	40	67	3,623
FST	184	55	101	5,461
TOTALS	2,707		2,464	133,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	118.8480	83.19	204,980	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2020 HX Base Yr 2020



598 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,237
TOTAL MARKET OB/XF VALUE		5,168
TOTAL LAND VALUE - MARKET		12,664
TOTAL MARKET VALUE		151,069
SOB/AGL Deduction		9,460
ASSESSED VALUE		141,609
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,609
TOTAL JUST VALUE		151,069
INCOME VALUE		
PREVIOUS YEAR VALUE		0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1391/2103	8/20/2019	WD	Q	I	01	164,900
GRANTOR: DONALD R & LARITA HOL						
GRANTEE: MICHAEL GOODEN						
0839/1417	5/15/1997	WD	Q	I		60,000
GRANTOR: DANIELSON BY POA						
GRANTEE: HOLLINSWORTH						

BUILDING NOTES

8/28/19 MLS # 104815 3 BED 2 BATH NEWLY UPGRADED

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2009] N20 W24 S20 E24$ W24 FSP=[YR=1993] N12 W14 S12 E14$ W23 FST=[YR=1993] W23 S8 E23N8$ S8 W23 S21 E23 FOP=[YR=1993] E21 N4 W21 S4$ N4 E21 S4 E27 N29$.

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	1,140	
3	0296	SHED METAL	0	100	8	12	96.00	UT	5.00	5.00	70	1993	1993	3	70	336	
4	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	70	1993	1993	3	70	700	
5	0060	CARPORT F	0	100	24	24	576.00	UT	4.50	4.50	100	2009	2009	3	100	2,592	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,168

LN	USE CODE	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	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,700.00	12,664.00	12,664							

REVIEW DATE 07/19/2018 BY KRBC TOTAL LAND: 0.00 Market: 0 Agricultural: 0 Common: 12664 PRINTED 04/29/2021