

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 7/3/2025

Parcel: << 25-3S-16-02298-015 (8243) >>

Owner & Property Info

Result: 1 of 1

Owner	THE STEVEN VIGUE TRUST 41 SAND LAKE PL EUSTIS, FL 32726		
Site	747 NW BRADY CIR, LAKE CITY		
Description*	LOT 15 BRADY PARK UNR. COMM AT SW COR OF N1/4 OF SW 1/4 OF SE1/4, RUN E 275.50 FT, N 170.50 FT TO S R/W OF BRADY CR, W ALONG 22.55 FT, N 40.04 FT, CONT N 148.97 FT, EAST 266.92 FT FOR POB, N 154.10 FT E 135.95 FT, S 157 FT, WEST 132.80 FT TO POB. 1050-2 ...more>>>		
Area	0.48 AC	S/T/R	25-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$164,854	Building	\$173,704
XFOB	\$2,840	XFOB	\$2,840
Just	\$186,194	Just	\$195,044
Class	\$0	Class	\$0
Appraised	\$186,194	Appraised	\$195,044
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$186,194	Assessed	\$195,044
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$186,194 city:\$0 other:\$0 school:\$186,194	Total Taxable	county:\$195,044 city:\$0 other:\$0 school:\$195,044

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/31/2023	\$100	1491 / 2453	TR	I	U	11
8/24/2007	\$150,000	1129 / 2428	WD	I	Q	
6/20/2005	\$23,000	1050 / 2238	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	1266	2196	\$173,704

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2009	\$2,840.00	1136.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.480 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 1 of 1

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

