LOTS 1 & 2 ROLLING OAKS S/D.
739-184, 878-2268, DC 1380-586,

MANIATAKOS GEORGE
137 NW BRINKLEY TER
LAKE CITY, FL 32055

2026

09-3S-16-02049-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

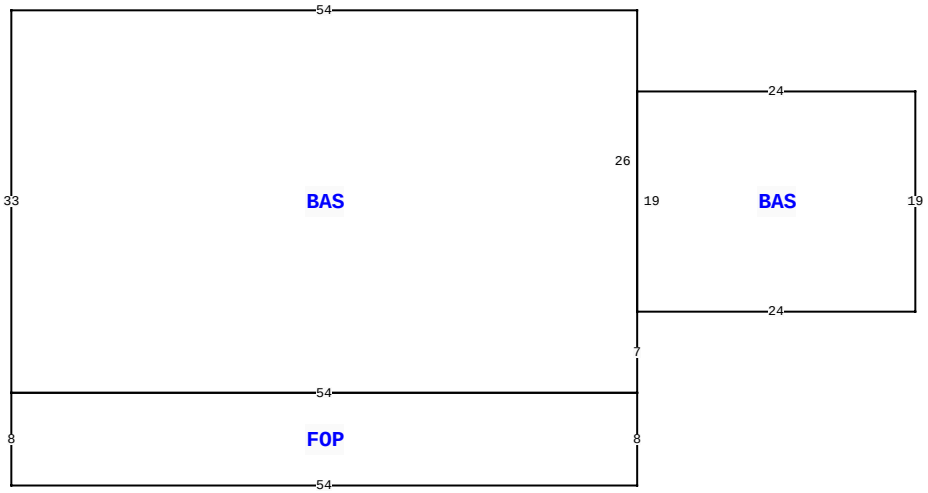
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 9316.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100		456	46,422
BAS	1,782	100		1,782	181,410
FOP	432	30		130	13,234
TOTALS	2,670			2,368	241,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,368	118.0442	132.21	313,073	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2238 HX Base Yr 2003



137 NW BRINKLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,066
TOTAL MARKET OB/XF VALUE		69,526
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		387,092
SOH/AGL Deduction		83,229
ASSESSED VALUE		303,863
TOTAL EXEMPTION VALUE	HX HB VX SX WR	110,722
BASE TAXABLE VALUE		193,141
TOTAL JUST VALUE		387,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042807	Roof Replacement	22,000	09/22/2021
19266	POOL	100	06/10/2002
19266	SFR	317	02/26/2002
15799	GARAGE	80	07/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1318	7/18/2025	WD	Q	I	01	435,000
GRANTOR: BILTON ROBERT D						
GRANTEE: MANIATAKOS GEORGE						
1391/1309	8/13/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GARY						
GRANTEE: ROBERT D BILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S33 FOP= S8 E54 N8 W54$ E54 N7 BAS= E24 N19 W24 S19$ N26$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	12,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	
5	0166	CONC,PAVMT	0	100	0	0	2,054.00	UT	2.00	2.00	100	2002	2002	3	100	4,108	
6	0280	POOL R/CON	0	100	14	29	406.00	UT	70.00	70.00	100	2002	2002	3	40	11,368	
7	0282	POOL ENCL	0	100	30	54	1,620.00	UT	15.00	15.00	100	2003	2003	3	40	9,720	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	5,000.00	5,000.00	75	2003	2003	3	75	3,750	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
10	0210	GARAGE U	0	100	20	34	680.00	UT	16.00	16.00	100	2013	2013	3	100	10,880	

TOTAL OB/XF 57,026

LAND DESCRIPTION

LN	USE CODE	CLS	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	C	SFR	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	76,500							

REVIEW DATE 09/17/2025 BY TP Total Acres: 8.05 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/07/2025 BY SYS

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NEIGHBORHOOD/LOC	9316.0100 1.00/		

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0031	BARN,MT AE	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	
12	0040	BARN,POLE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 12,500

LN	USE CODE	CLS	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

REVIEW DATE 09/17/2025 BY TP Total Acres: 8.05 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/07/2025 BY SYS