LOT 5 BLOCK A LAKEWOOD ESTATES S
REPLAT.

BRZAK ROBERT/BRZAK KELLI E
259 NW EMPORIA GLN
LAKE CITY, FL 32055-8517

2026

23-3S-16-02272-155

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

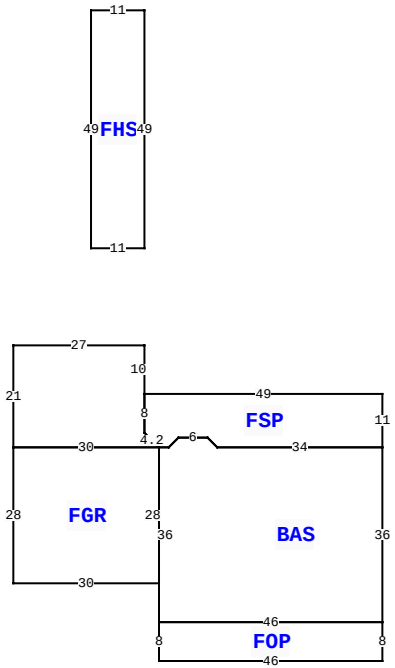
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100		2,244	232,286
FGR	840	55		462	47,824
FHS	539	60		323	33,435
FOP	368	30		110	11,387
FSP	519	40		208	21,531
TOTALS	4,510			3,347	346,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,347	128.2801	143.67	480,863	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2022 Heated Area: 2783 HX Base Yr 2022



259 NW EMPORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,462
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		384,462
SOH/AGL Deduction		36,517
ASSESSED VALUE		347,945
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,223
TOTAL JUST VALUE		384,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043751	Roof Replacement	20,000	02/22/2022
14901	SFR	385	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1930	10/01/2021	WD	Q	I	01	335,000
GRANTOR: MILHOAN KATHLEEN E						
GRANTEE: BRZAK ROBERT						
1309/0227	1/27/2016	WD	U	I	18	170,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: KATHLEEN E MILHOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W27 S21 FGR= S28 E30 N28 W30$ E30 S36 FOP= S8 E46 N8 W46$ E46 N36 FSP= N11 W49 S8 D3 R3 E2 U2 R2 E6 R2 D2 E34$ W34 U2 L2 W6 L2 D2 W2 L3 U3 N8$ PTR= N30 FHS= N49 W11 S49 E11$ S30$.

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	1999	1999	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 1.33 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS