LOT 7 BLOCK C PICCADILLY PARK SO
ORB 781-1728

WILKINSON JAMES L/WILKINSON KATHLEEN L
2550 SW MAIN BLVD
LAKE CITY, FL 32025

2026

25-4S-16-03121-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

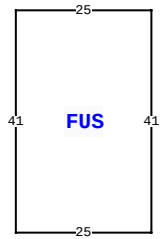
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.020	1.00/

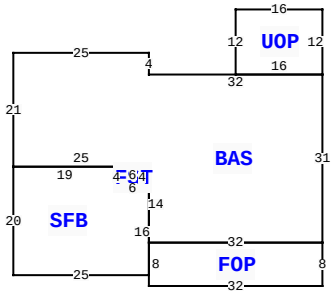
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100		1,517	130,985
FOP	256	30		77	6,648
FST	24	55		13	1,123
FUS	1,025	100		1,025	88,503
SFB	476	80		381	32,897
UOP	192	20		38	3,281
TOTALS	3,490			3,051	263,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,051	115.6302	129.51	395,135	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 100% - 1995 Heated Area: 3018 HX Base Yr 1995





292 SW BRIARBROOK PL, 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		263,437
TOTAL MARKET OB/XF VALUE		30,939
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		329,376
SOH/AGL Deduction		98,781
ASSESSED VALUE		230,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,873
TOTAL JUST VALUE		329,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048358	Roof Replacement	24,734	10/06/2023
29771	GARAGE	90	11/15/2011
29102	MAINT/ALTR	40	12/29/2010
19864	POOL	125	08/19/2002
8354	SFR	72,000	05/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/1728	10/26/1993	WD	Q	V		12,000

GRANTOR: NORTON HOME IMP
GRANTEE: JAMES L WILKINSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N4 W25 S21 SFB= S20E25 N16 FST= N4 W6 S4 E6$ W6 N4 W19$ E25 S14 FOP= S8 E32 N8 W32$ E32 N31 $ UOP= N12 W16 S12 E16$ PTR= N40 FUS= N41 W25 S41 E25$ S40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	535.00	UT	1.50	1.50	100	0	0	3	100	803	
3	0280	POOL R/CON	0	100	13	22	286.00	UT	70.00	70.00	100	2002	2002	3	40	8,008	
4	0282	POOL ENCL	0	100	22	44	968.00	UT	15.00	15.00	100	2002	2002	3	40	5,808	
5	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2002	2002	3	100	400	
6	0031	BARN,MT AE	0	100	26	30	780.00	UT	9.00	9.00	100	2012	2012	3	100	7,020	
7	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

TOTAL OB/XF 26,639

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/07/2023 BY jerry Total Acres: 6.19 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS

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BUILDING NOTES

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11	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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 11/07/2023 BY jerry Total Acres: 6.19 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS