LOT 9 BLOCK C PICCADILLY PARK SO

819-2181, FJ 940-513, WD 1296-14

HOLDEN TONI T
180 SW BRAIRBROOK PL
LAKE CITY, FL 32024

2026

25-4S-16-03121-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

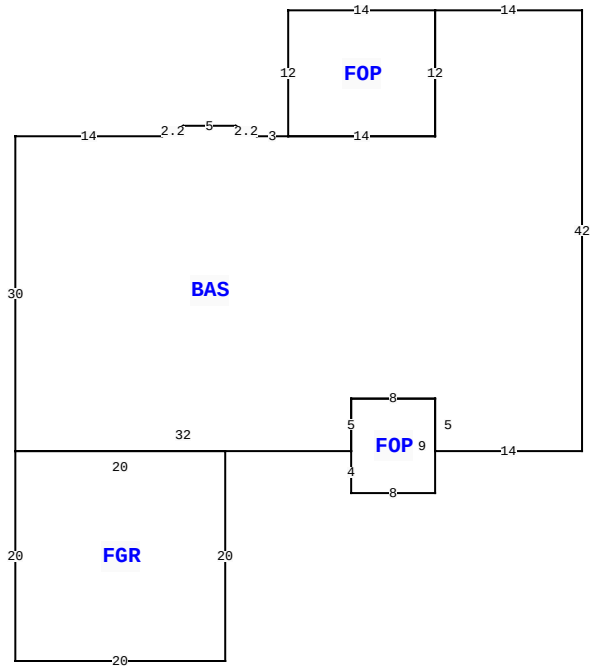
NEIGHBORHOOD/LOC 25416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100		1,755	200,439
FGR	400	55		220	25,126
FOP	72	30		22	2,513
FOP	168	30		50	5,711
TOTALS	2,395			2,047	233,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	113.3055	126.90	259,764	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 1755 HX Base Yr 2016



180 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		233,788
TOTAL MARKET OB/XF VALUE		2,552
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		271,340
SOH/AGL Deduction		95,376
ASSESSED VALUE		175,964
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,242
TOTAL JUST VALUE		271,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,937

LAND:1:1: 4.31 AC-LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33109	SFR	704	06/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/2149	12/16/2024	WD	U	I	11	100
GRANTOR: THORSBY JUDITH J						
GRANTEE: HOLDEN TONI T						
1296/1425	6/10/2015	WD	U	V	11	100
GRANTOR: NEIL THORSBY						
GRANTEE: JUDITH J THORSBY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W14 S12 E14 N12$ S12 W14 W3 U1 L2 W5 L2 D1 W14 S30 FGR= S20 E20 N20 W20$ E32 FOP= S4 E8 N9 W8 S5$ N5 E8 S5 E14 N42$.

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	1,276.00	UT	2.00	2.00	100	2015	2015	3	100	2,552	

LAND DESCRIPTION

TOTAL OB/XF 2,552

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 07/07/2019 BY BC Total Acres: 4.30 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS