LOT 9 BLOCK D PICCADILLY PARK
SOUTH S/D.

DAVIS BEN/DAVIS BRIANA
121 SW BRIARBROOK PL
LAKE CITY, FL 32024

2026

25-4S-16-03121-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

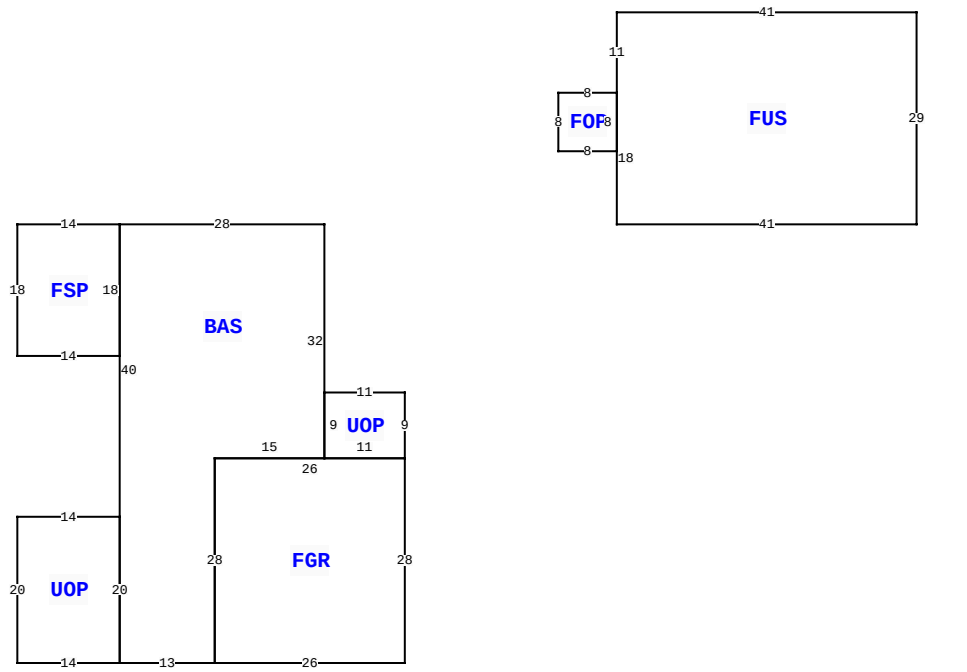
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	VINYL SID 50
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
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	1,260	100		1,260	113,935
FGR	728	55		400	36,170
FOP	64	30		19	1,718
FSP	252	40		101	9,133
FUS	1,189	100		1,189	107,514
UOP	99	20		20	1,808
UOP	280	20		56	5,064
TOTALS	3,872			3,045	275,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,045	123.0348	137.80	419,601	1986	2000	0	0	0	34.38	65.62

1 SINGLE FAM 100% - 2020 Heated Area: 2449 HX Base Yr 2020



121 SW BRIARBROOK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		275,342
TOTAL MARKET OB/XF VALUE		3,390
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		297,232
SOH/AGL Deduction		71,658
ASSESSED VALUE		225,574
TOTAL EXEMPTION VALUE	HX HB 13	225,574
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		297,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30889	MAINT/ALTR	60	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/1255	11/19/2019	WD	Q	I	01	223,000
GRANTOR: KARIN A COX						
GRANTEE: BEN & BRIANA DAVIS						
1210/2596	3/01/2011	WD	U	I	37	87,000
GRANTOR: ANTHONY J CIRCELLO						
GRANTEE: KARIN C MOODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= W14 S18 E14 N18$ S40 UOP= W14 S20 E14 N20$ S20 E13 FGR= E26 N28 W26 S28$ N28 E15UOP= E11 N9 W11 S9$ N32$ PTR=E40 FUS= E41 N29W41 S11 FOP= W8 S8 E8 N8$ S18$ W40$.

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	2,520.00	2,520.00	75	0	0	3	75	1,890	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,390

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-	1155.00	170.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/08/2019 BY BC Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/30/2025 BY SYS