LOT 10 BLOCK D PICCADILLY PARK
SOUTH S/D.

HEBERT PAUL J JR/HEBERT EDEN MAPALAD
10777 W SAMPLE RD, UNIT 1109
CORAL SPRINGS, FL 33065

2026

25-4S-16-03121-062

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	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

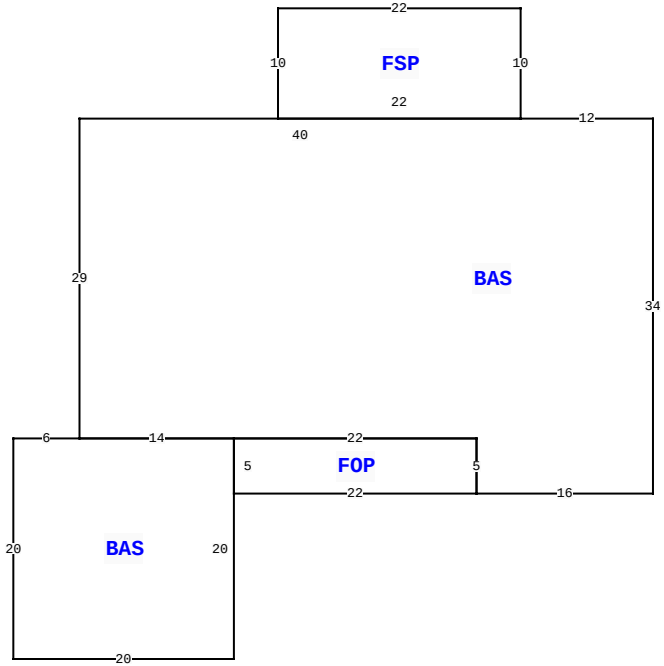
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 25416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	44,294
BAS	1,588	100		1,588	175,846
FOP	110	30		33	3,655
FSP	220	40		88	9,745
TOTALS	2,318			2,109	233,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	125.1558	140.17	295,619	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2021 Heated Area: 1988 HX Base Yr



149 SW BRIARBROOK PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,539
TOTAL MARKET OB/XF VALUE	6,764
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	258,803
SOH/AGL Deduction	0
ASSESSED VALUE	258,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,803
TOTAL JUST VALUE	258,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048306	Roof Replacement	17,165	10/02/2023
21799	SFR	477	04/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1420/2421	9/25/2020	WD	Q	I	01	220,000
GRANTOR: TERRI D BROWN						
GRANTEE: PAUL J HEBERT JR &						
1331/0213	2/15/2017	WD	Q	I	01	149,000
GRANTOR: OLENA JOYCE DUNLAP						
GRANTEE: TERRI D BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W22 S10 E22$ W40 S29 BAS= W6 S20 E20 N20 W14$ E14 FOP= S5 E22 N5 W22$ E22 S5 E16 N34$.

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	0	0	0	1,432.00	UT	2.00	2.00	100	2004	2004	3	100	2,864	
2	0120	CLFENCE 4	0	0	30	4	120.00	UT	7.50	7.50	100	2006	2006	3	100	900	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,764

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/16/2023 BY JS Total Acres: 0.61 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS