

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
Architctual Units	05	CONV 100 0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016	126.90	259,764	2015	2015	0	0	10.00	90.00

Heated Area: 1755
HX Base Yr 2016

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

180 SW BRIARBROOK PL, LAKE CITY

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

L N	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			2.00	100	2015	2015	3	100	2,552	

TOTAL OB/XF 2,552

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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		95,888
ASSESSED VALUE		175,452
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,041
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
000054442	Generator		11/10/2025
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\$.	