LOT 11 BLOCK D PICCADILLY PARK S

WD 1139-2278, WD 1507-1384, WD 1

CARBALLEA OILDA/RODRIGUEZ BRANDEN ALEXANDER
181 SW BRIARBROOK PL
LAKE CITY, FL 32024

2027

25-4S-16-03121-063

BUILDING CHARACTERISTICS

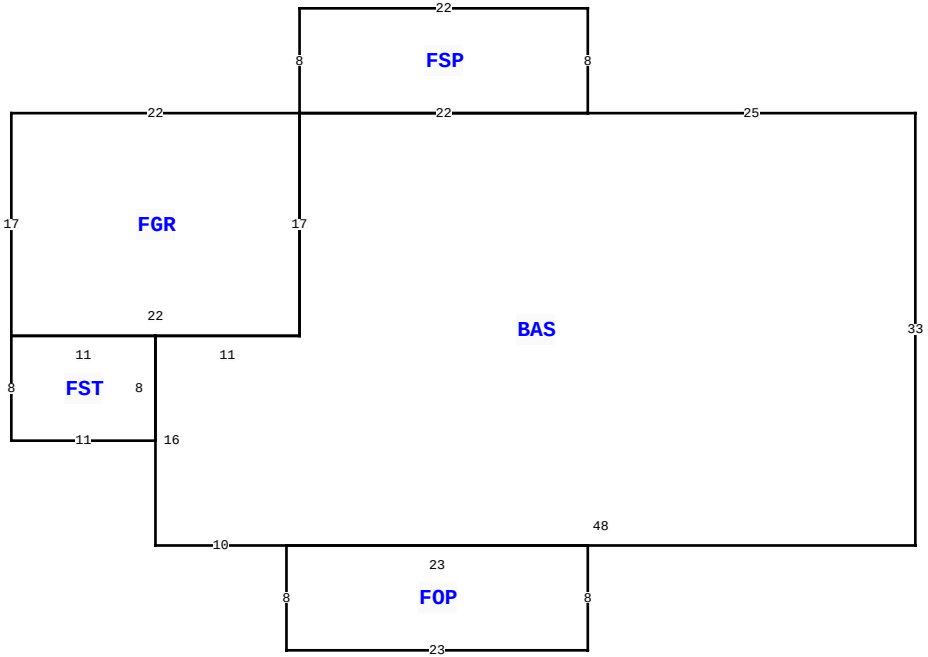
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	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	1,727	100		1,727	198,888
FGR	374	55		206	23,724
FOP	184	30		55	6,334
FSP	176	40		70	8,061
FST	88	55		48	5,528
TOTALS	2,549			2,106	242,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,106	116.3250	127.96	269,484	2007	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2025 Heated Area: 1727 HX Base Yr 2025



181 SW BRIARBROOK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	1,719.00	UT	3.00	3.00	100	2007	2007	3	100	5,157	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,536
TOTAL MARKET OB/XF VALUE		12,157
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		277,193
SOH/AGL Deduction		178,591
ASSESSED VALUE		98,602
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		47,191
TOTAL JUST VALUE		277,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052026	Generator	0	01/09/2025
000049411	Roof Replacement	16,822	03/13/2024
000049277	Remodel	10,054	02/23/2024
25311	SFR	609	12/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1384	1/31/2024	WD	Q	I	01	295,000
GRANTOR: FERGUSON BERTHA N						
GRANTEE: CARBALLEA OILDA						
1139/2278	12/31/2007	WD	Q	I		197,500
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: BERTHA N FERGUSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N8 W22 S8 E22$ W22 FGR= W22 S17 E22 N17$ S17
W11 FST= W11 S8 E11 N8$ S16 E10 FOP= S8 E23 N8 W23$ E48 N33$.

LAND DESCRIPTION

TOTAL OB/XF 12,157

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	22,500.00	22,500.00	22,500							

REVIEW DATE 03/09/2026 BY robin Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS