LOT 12 BLOCK D PICCADILLY PARK S
756-822, LE 1523-2543,

ANDERSON HARRY P/ANDERSON CONNIE
211 SW BRIARBROOK PLACE
LAKE CITY, FL 32024

2027

25-4S-16-03121-064

BUILDING CHARACTERISTICS

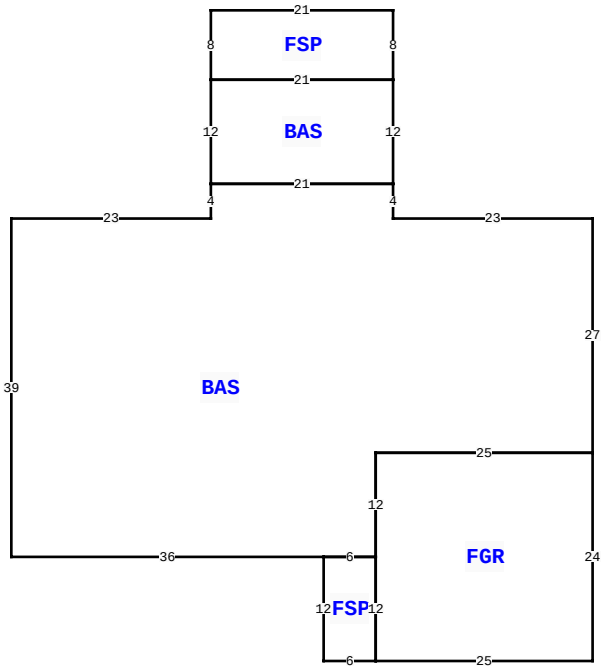
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	252	100		252	20,981
BAS	2,397	100		2,397	199,572
FGR	600	55		330	27,476
FSP	72	40		29	2,414
FSP	168	40		67	5,578
TOTALS	3,489			3,075	256,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,075	114.6831	126.15	387,911	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 2649 HX Base Yr



211 SW BRIARBROOK PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,021
TOTAL MARKET OB/XF VALUE		7,836
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		286,357
SOH/AGL Deduction		84,558
ASSESSED VALUE		201,799
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		145,388
TOTAL JUST VALUE		286,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046564	Roof Replacement	23,911	02/22/2023
14009	GARAGE	50	05/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2543	8/07/2024	LE	U	I	14	100
GRANTOR: ANDERSON HARRY P (ENH						
GRANTEE: ANDERSON FAMILY TRU						
0756/0822	2/11/1992	WD	U	I		98,500
GRANTOR: NORTON HOME IMP						
GRANTEE: HARRY ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N4 BAS= N12 FSP= N8 W21 S8 E21$ W21 S12 E21$ W21 S4 W23 S39 E36 FSP= S12 E6 N12 W6$ E6 FGR= S12 E25 N24 W25 S12$ N12 E25 N27$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	27	29	783.00	UT	1.40	1.40	100	0	0	3	100	1,096	
3	0166	CONC,PAVMT	0	100	15	100	1,500.00	UT	1.40	1.40	100	0	0	3	100	2,100	
4	0210	GARAGE U	0	100	20	24	480.00	UT	5.50	5.50	100	1998	1998	3	100	2,640	

LAND DESCRIPTION

TOTAL OB/XF 7,836

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	155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/08/2023 BY JS Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS