LOTS 3 & 14 BLOCK D PICCADILLY P
S/D.

TROIANO LOUIS JOSEPH
269 SW BRIARBROOK PL
LAKE CITY, FL 32024

2027

25-4S-16-03121-066

BUILDING CHARACTERISTICS

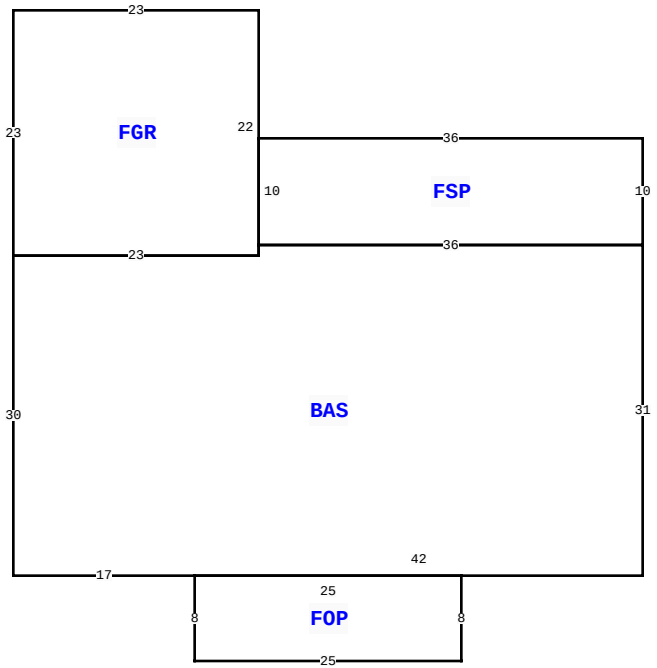
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,806	100		1,806	186,131
FGR	529	55		291	29,992
FOP	200	30		60	6,184
FSP	360	40		144	14,841
TOTALS	2,895			2,301	237,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	114.8868	126.38	290,800	2007	2007	0	0	0	18.45	81.55

2 SINGLE FAM 100% - 2026 Heated Area: 1806 HX Base Yr 2026



269 SW BRIARBROOK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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
3	0260	PAVEMENT-A	0	100	0	0	3,196.00	UT	1.00	1.00	100	2000	2000	3	100	3,196	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
6	0166	CONC,PAVMT	0	100	0	0	1,141.00	UT	3.00	3.00	100	2007	2007	3	100	3,423	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,147
TOTAL MARKET OB/XF VALUE		11,019
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		285,166
SOH/AGL Deduction		0
ASSESSED VALUE		285,166
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,755
TOTAL JUST VALUE		285,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053465	Roof Replacement	26,901	06/26/2025
000051782	Roof Replacement	22,325	12/11/2024
25366	SFR	538	01/04/2007
17642	POOL	125	11/13/2000
17249	SFR	659	07/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1059	8/05/2025	QC	U	I	11	100
GRANTOR: TROIANO PAUL ALLEN JR						
GRANTEE: TROIANO LOUIS JOSEP						
1546/1057	8/05/2025	TR	U	I	11	100
GRANTOR: TROIANO FAMILY REVOCA						
GRANTEE: TROIANO LOUIS JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N31 FSP= N10 W36 S10 E36$ W36 FGR= N22 W23 S23 E23 N1$
S1 W23 S30 E17 FOP= S8 E25 N8 W25$ E42$.

LAND DESCRIPTION

TOTAL OB/XF 11,019

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	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		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 07/28/2025 BY chuck Total Acres: 1.19 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS