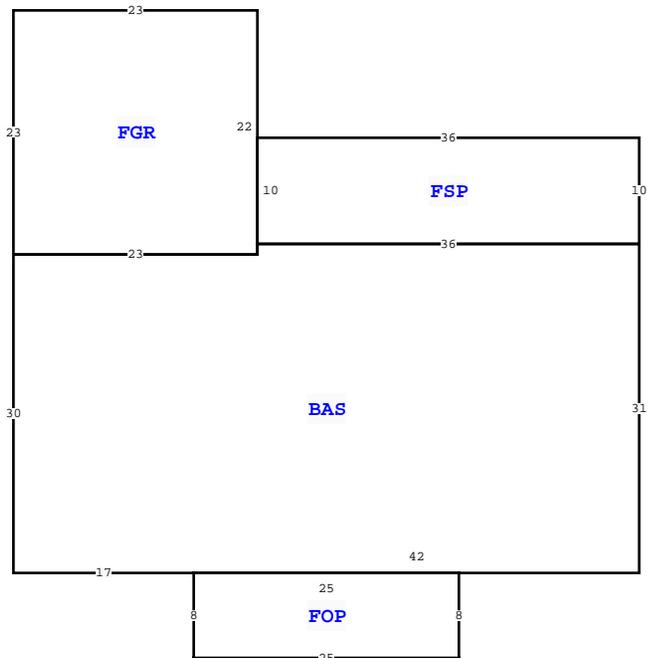


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2026								
				Heated Area:	1806			HX Base Yr	2026		



Quality	07	07			
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	202,626
FGR	529	55		291	32,649
FOP	200	30		60	6,732
FSP	360	40		144	16,157
TOTALS	2,895			2,301	258,164

269 SW BRIARBROOK PL, LAKE CITY

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

EXTRA FEATURES																	
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
2	0280	POOL R/CON	0	100	24	10	240.00	UT	87.50	87.50	100	2000	2000	3	40	8,400	
3	0282	POOL ENCL	0	100	37	20	740.00	UT	15.00	15.00	100	2000	2000	3	40	4,440	
5	0260	PAVEMENT-A	0	100	0	0	3,196.00	UT	1.00	1.00	100	2000	2000	3	100	3,196	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	3,000	
7	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
9	0166	CONC,PAVMT	0	100	0	0	1,141.00	UT	3.00	3.00	100	2007	2007	3	100	3,423	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF 24,659

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			258,164	
TOTAL MARKET OB/XF VALUE			24,659	
TOTAL LAND VALUE - MARKET			37,000	
TOTAL MARKET VALUE			319,823	
SOH/AGL Deduction			0	
ASSESSED VALUE			319,823	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			268,412	
TOTAL JUST VALUE			319,823	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			683,742	

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\$.