LOT 15 BLOCK D PICCADILLY PARK S
906-1897, WD 1171-630, LE 1280-8

TROIANO PAUL ALLEN JR
287 SW BRIARBROOK PL
LAKE CITY, FL 32024

2027

25-4S-16-03121-067

BUILDING CHARACTERISTICS

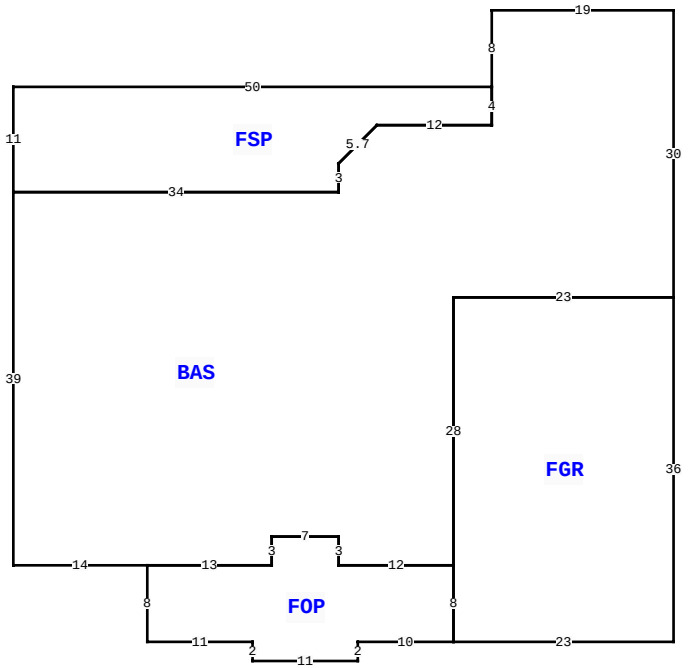
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,491	100		2,491	235,119
FGR	828	55		455	42,947
FOP	299	30		90	8,495
FSP	446	40		178	16,801
TOTALS	4,064			3,214	303,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,214	114.4132	125.85	404,482	2000	2000	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 2026 Heated Area: 2491 HX Base Yr 2026



287 SW BRIARBROOK PL, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,006.00	UT	1.50	1.50	100	2000	2000	3	100	1,509	
3	0260	PAVEMENT-A	0	100	0	0	1,320.00	UT	1.50	1.50	100	2007	2007	3	100	1,980	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0280	POOL R/CON	0	100	24	10	240.00	UT	70.00	70.00	50	2027	2026		48	8,064	
6	0282	POOL ENCL	0	100	37	20	740.00	UT	15.00	15.00	60	2027	2026		40	4,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,362
TOTAL MARKET OB/XF VALUE		17,393
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		343,255
SOH/AGL Deduction		0
ASSESSED VALUE		343,255
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		286,844
TOTAL JUST VALUE		343,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1061	8/05/2025	QC	U	I	11	100
GRANTOR: TROIANO LOUIS JOSEPH						
GRANTEE: TROIANO PAUL ALLEN						
1546/1055	8/05/2025	TR	U	I	11	100
GRANTOR: TROIANO FAMILY REVOCA						
GRANTEE: TROIANO PAUL ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S8 FSP= W50 S11 E34 N3 R4 U4 E12 N4$ S4 W12 D4 L4 S3 W34 S39 E14 FOP= S8 E11 S2 E11 N2 E10 N8 W12 N3 W7 S3 W13$ E13 N3 E7 S3 E12 FGR= S8 E23 N36 W23 S28$ N28 E23 N30$.

LAND DESCRIPTION

TOTAL OB/XF 17,393

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 07/28/2025 BY chuck Total Acres: 0.59 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS