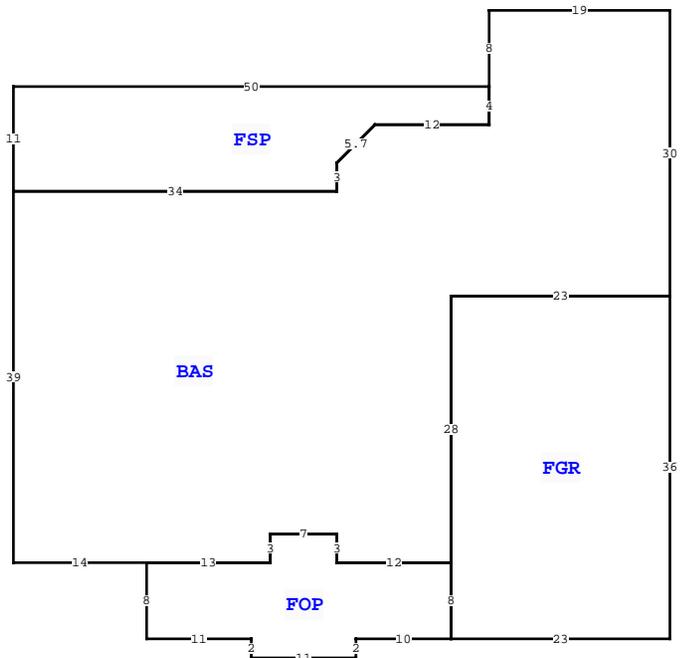


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	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
BAS	2,491	100	
FGR	828	55	
FOP	299	30	
FSP	446	40	
TOTALS	4,064		

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: 2491						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			336,168
TOTAL MARKET OB/XF VALUE			7,089
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			365,757
SOH/AGL Deduction			0
ASSESSED VALUE			365,757
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			309,346
TOTAL JUST VALUE			365,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

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						

EXTRA FEATURES		287 SW BRIARBROOK PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	1,509.00
3	0260	PAVEMENT-A	1,980.00
4	0294	SHED WOOD/	2,400.00
TOTALS			

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

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