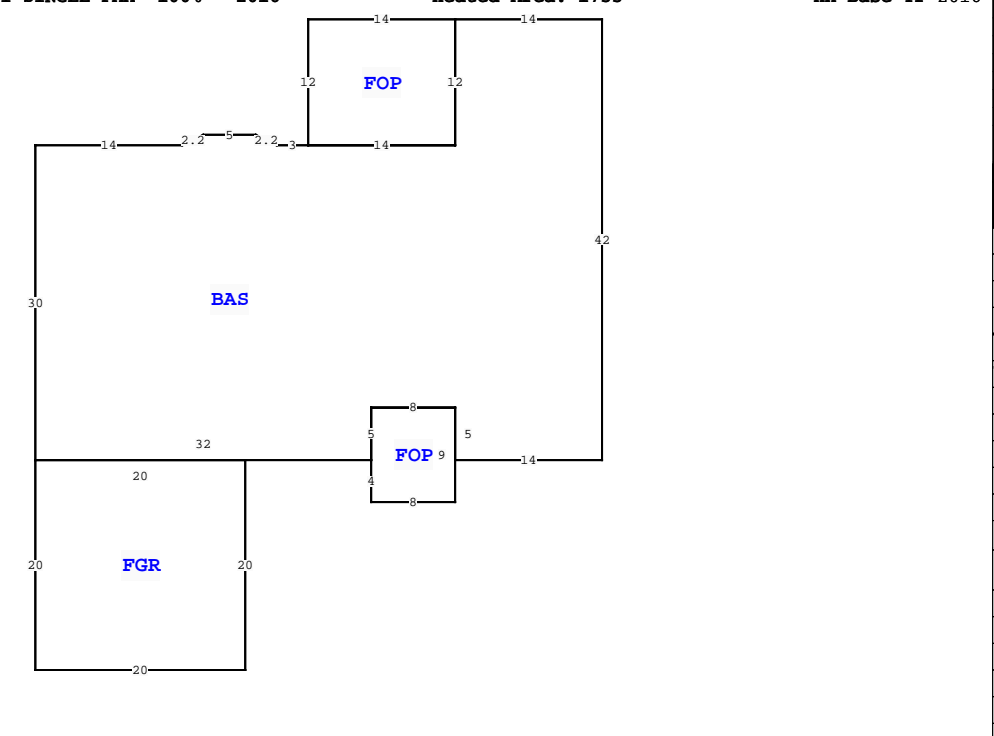


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016	126.90	259,764	2015	2015	0	0	10.00	90.00



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	1,755	100		1,755	200,439
FGR	400	55		220	25,126
FOP	72	30		22	2,513
FOP	168	30		50	5,711
TOTALS	2,395			2,047	233,788

180 SW BRIARBROOK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 2

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,788
TOTAL MARKET OB/XF VALUE	2,552
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	271,340
SOH/AGL Deduction	95,376
ASSESSED VALUE	175,964
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	125,242
TOTAL JUST VALUE	271,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,937

LAND:1:1: 4.31 AC-LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33109	SFR	704	06/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/2149	12/16/2024	WD	U	I	11	100

GRANTOR: THORSBY JUDITH J
GRANTEE: HOLDEN TONI T
1296/1425 6/10/2015 WD U V 11 100
GRANTOR: NEIL THORSBY
GRANTEE: JUDITH J THORSBY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W14 S12 E14 N12\$ S12 W14 W3 U1 L2 W5 L2 D1
W14 S30 FGR= S20 E20 N20 W20\$ E32 FOP= S4 E8 N9 W8 S5\$ N5 E8
S5 E14 N42\$.

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
1	0166	CONC,PAVMT	0	100	0	0		2.00	100	2015	2015	3	100	2,552	

LAND DESCRIPTION TOTAL OB/XF 2,552

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	35,000.00	35,000.00	35,000							