LOT 1 BLOCK C GREEN ACRES S/D.

KRAHN LARRY E/KRAHN ROBERTA
122 SW BRAVA WAY
LAKE CITY, FL 32024

**2025**

**26-4S-16-03176-000**

## COLUMBIA COUNTY PROPERTY



### 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

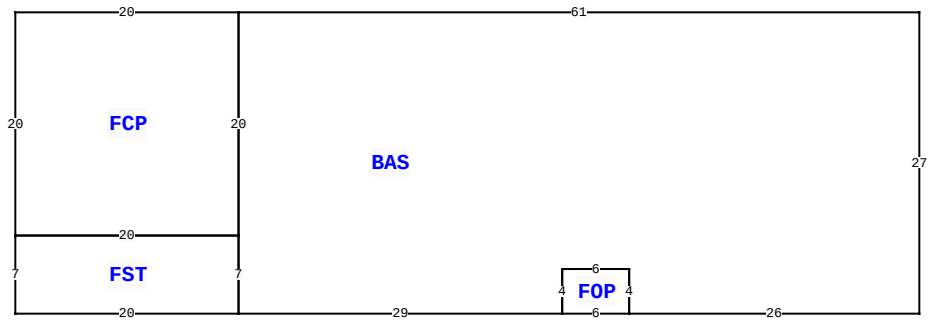
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 26416.010 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,623 | 100 | | 1,623 | 132,924 |
| FCP | 400 | 25 | | 100 | 8,190 |
| FOP | 24 | 30 | | 7 | 573 |
| FST | 140 | 55 | | 77 | 6,306 |
| TOTALS | 2,187 | | | 1,807 | 147,993 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,807 | 112.5040 | 126.00 | 227,682 | 1969 | 1969 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1623 HX Base Yr




122 SW BRAVA WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 147,993 |
| TOTAL MARKET OB/XF VALUE | | 1,920 |
| TOTAL LAND VALUE - MARKET | | 23,000 |
| TOTAL MARKET VALUE | | 172,913 |
| SOH/AGL Deduction | | 93,248 |
| ASSESSED VALUE | | 79,665 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 28,943 |
| TOTAL JUST VALUE | | 172,913 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,670 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W61 FCP= W20 S20 E20 N20$ S20 FST= W20 S7 E20 N7$ S7 E29
FOP= E6 N4 W6 S4$ N4 E6 S4 E26 N27$.

### 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 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 20 | 160.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 12 | 96.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 720 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,920

| 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 | | 00 | 198.00 | 196.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

REVIEW DATE 07/11/2019 BY KR Total Acres: 0.89 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 06/20/2025 BY SYS