LOT 2 & N 20 FT OF LOT 3 BLOCK B
S/D.

KREIENHEDER CHLOE/EADIE BENJAMIN
123 SW BRAVA WAY
LAKE CITY, FL 32024

**2026**

**26-4S-16-03180-000**

## BUILDING CHARACTERISTICS

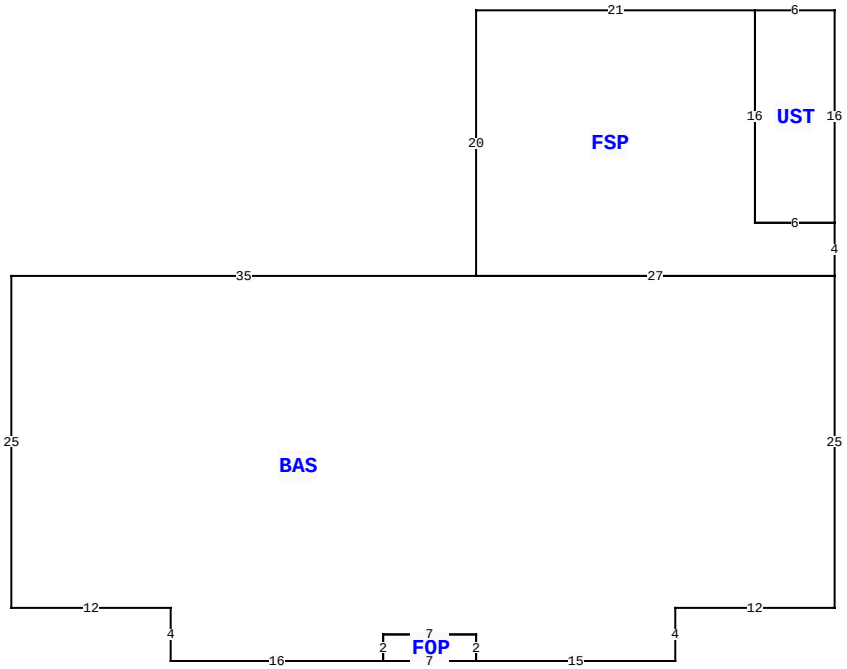
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 60 |
| Interior Floo | 15 | HARDTILE 40 |
| 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 | 1,688 | 100 | | 1,688 | 166,938 |
| FOP | 14 | 30 | | 4 | 396 |
| FSP | 444 | 40 | | 178 | 17,603 |
| UST | 96 | 45 | | 43 | 4,252 |
| TOTALS | 2,242 | | | 1,913 | 189,191 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,913 | 118.7280 | 132.98 | 254,391 | 1969 | 2000 | 0 | 0 | 0 | 25.63 | 74.37 |

1 SINGLE FAM 100% - 2025 Heated Area: 1688 HX Base Yr 2025




123 SW BRAVA WAY, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 189,191 |
| TOTAL MARKET OB/XF VALUE | | 3,856 |
| TOTAL LAND VALUE - MARKET | | 23,000 |
| TOTAL MARKET VALUE | | 216,047 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 216,047 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 165,325 |
| TOTAL JUST VALUE | | 216,047 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 218,667 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31472 | MAINT/ALTR | 30 | 09/25/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1523/608 | 9/30/2024 | WD | Q | I | 01 | 265,000 |
| GRANTOR: TURKEY CREEK PHASE 1 | | | | | | |
| GRANTEE: KREIENHEDER CHLOE | | | | | | |
| 1512/546 | 4/08/2024 | WD | U | I | 37 | 115,000 |
| GRANTOR: JAMES O PAGE SR AND E | | | | | | |
| GRANTEE: TURKEY CREEK PHASE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 S25 E12 S4 E16 FOP= E7 N2 W7 S2$ N2 E7 S2 E15 N4 E12 N25 FSP= N4 UST= N16 W6 S16 E6$ W6 N16 W21 S20 E27$ W27$.

## 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 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 6 | 8 | 48.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 96 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 20 | 240.00 | UT | 14.00 | 14.00 | 100 | 2007 | 2007 | 3 | 100 | 3,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,856

| 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

REVIEW DATE 10/25/2024 BY TP Total Acres: 0.82 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 10/02/2025 BY SYS