LOT 5 BLOCK C GREEN ACRES S/D.

308-265, 787-1204, DC 982-2619,

CRANFORD ANGELA
196 SW BRAVA WAY
LAKE CITY, FL 32024-3303

2026

26-4S-16-03180-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

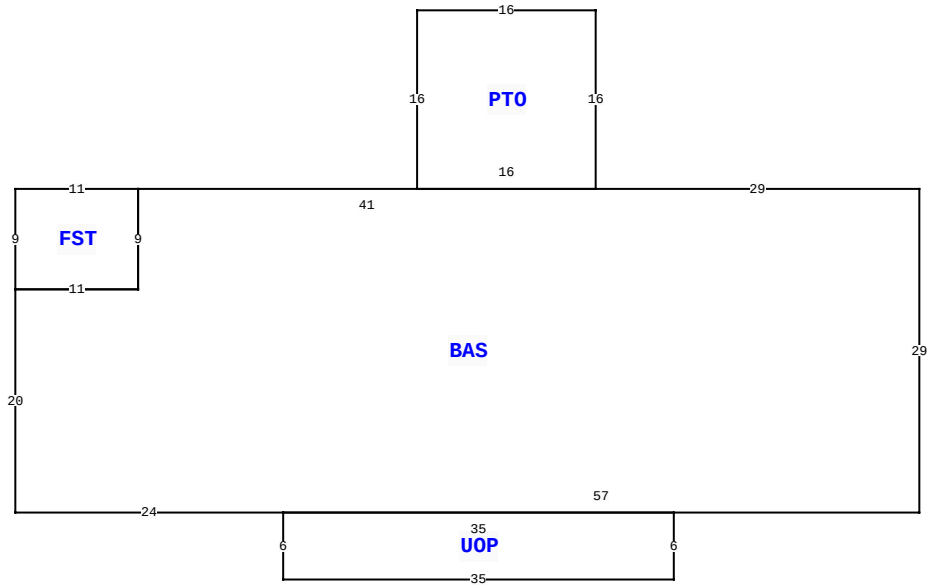
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,250	100		2,250	184,948
FST	99	55		54	4,439
PTO	256	5		13	1,069
UOP	210	20		42	3,452
TOTALS	2,815			2,359	193,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	112.9080	126.46	298,319	1971	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2250 HX Base Yr 2019



196 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		193,907
TOTAL MARKET OB/XF VALUE		7,840
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		224,747
SOH/AGL Deduction		77,399
ASSESSED VALUE		147,348
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,626
TOTAL JUST VALUE		224,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,747

SALE:1:1: LOT 5 BLOCK C GREEN ACRES DEED $ DR129 D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/319	7/27/2023	LE	U	I	14	100
GRANTOR: CRANFORD ANGELA (ENH						
GRANTEE: CRANFORD ANGELA HUN						
1362/1003	6/12/2018	WD	Q	I	01	152,500
GRANTOR: SHAUN M & RACHEL M GR						
GRANTEE: ANGELA CRANFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N16 W16 S16 E16$ W41 FST= W11 S9 E11 N9$ S9 W 11 S20 E24 UOP= S6 E35 N6 W35$ E57 N29 $.

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0080	DECKING	0	100	16	20	320.00	UT	5.00	5.00	100	1993	1993	3	100	1,600	
3	0060	CARPORT F	0	100	22	22	484.00	UT	5.00	5.00	100	1993	1993	3	100	2,420	
4	0251	LEAN TO W/	0	100	12	22	264.00	UT	3.00	3.00	100	1993	1993	3	100	792	
5	0252	LEAN-TO W/	0	100	12	22	264.00	UT	2.00	2.00	100	1993	1993	3	100	528	

LAND DESCRIPTION

TOTAL OB/XF 7,840

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 07/11/2019 BY KR Total Acres: 0.88 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2025 BY SYS