LOT 8 BLOCK C GREEN ACRES S/D.
299-537, 580-627, 747-57, 762-13

LAWRENCE TONI/CARDACI DANA
236 SW BRAVA WAY
LAKE CITY, FL 32024

2026

26-4S-16-03185-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

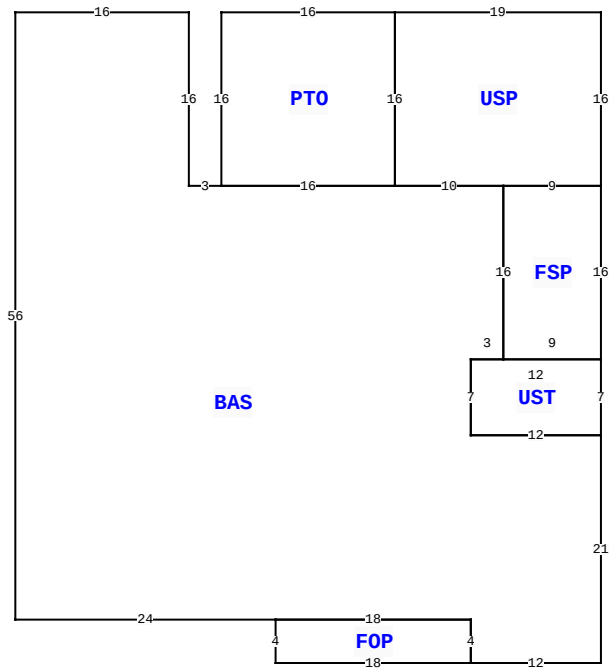
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,236	100		2,236	190,178
FOP	72	30		22	1,871
FSP	144	40		58	4,933
PTO	256	5		13	1,106
USP	304	35		106	9,016
UST	84	45		38	3,232
TOTALS	3,096			2,473	210,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	116.8320	130.85	323,592	1971	1985	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2023 Heated Area: 2236 HX Base Yr 2023



236 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		210,335
TOTAL MARKET OB/XF VALUE		5,040
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		238,375
SOH/AGL Deduction		9,294
ASSESSED VALUE		229,081
TOTAL EXEMPTION VALUE	HA HAB DX	55,722
BASE TAXABLE VALUE		173,359
TOTAL JUST VALUE		238,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25415	MAINT/ALTR	55	01/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1773	12/20/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (AMABI						
GRANTEE: LAWRENCE TONI						
0906/1138	7/14/2000	WD	Q	I		92,000
GRANTOR: WAYNE & SALLY WILLIAM						
GRANTEE: PATRICK & MARIE AMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N16 W16 S56 E24 FOP= S4 E18 N4 W18$ E18 S4 E12 N21
UST= N7 W12 S7 E12$ W12 N7 E3 N16 FSP= S16 E9 N16 W9$ USP= E9 N16 W19 S16 E10$ W10 PTO= N16 W16 S16 E16$ W16$.

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	50	24	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0021	BARN,FR AE	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0130	CLFENCE 5	0	50	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0080	DECKING	0	50	12	12	144.00	UT	10.00	10.00	100	2007	2007	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 5,040

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	50		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 11/19/2025 BY SYS