LOT 9 BLOCK C GREEN ACRES S/D.
DC 732-821, 735-60, 735-638, WD

FOSS MARK PAUL
274 SW BRAVA WAY
LAKE CITY, FL 32024

2026

26-4S-16-03185-019

BUILDING CHARACTERISTICS

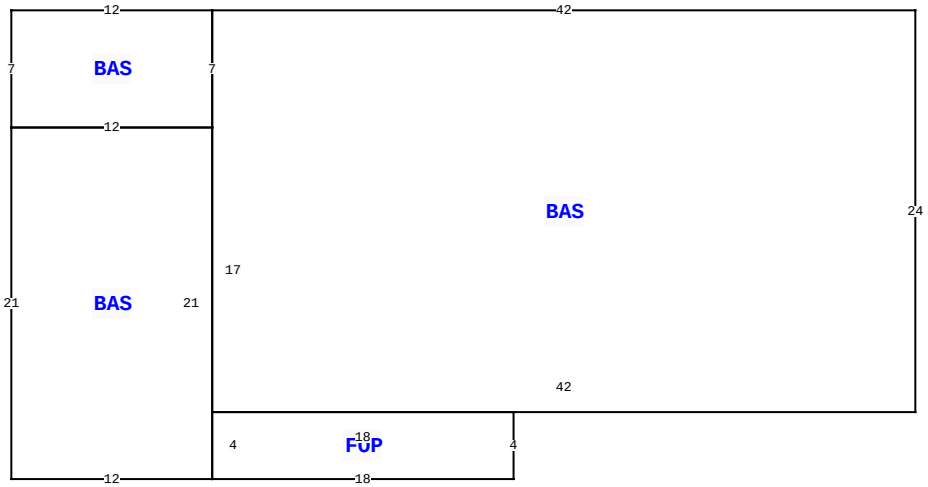
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	84	100		84	10,681
BAS	252	100		252	32,042
BAS	1,008	100		1,008	128,165
FOP	72	30		22	2,797
TOTALS	1,416			1,366	173,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,366	119.5000	133.84	182,825	1971	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2023 Heated Area: 1344 HX Base Yr 2023



274 SW BRAVA WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,684
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		196,784
SOH/AGL Deduction		11,557
ASSESSED VALUE		185,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,505
TOTAL JUST VALUE		196,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1840	9/28/2022	WD	Q	I	01	207,000
GRANTOR: ROBERTSON SANDRA S						
GRANTEE: FOSS MARK PAUL						
1342/1726	8/13/2017	WD	U	I	11	100
GRANTOR: RICHARD A ROBERTSON A						
GRANTEE: SANDRA S ROBERTSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S7 S17 E42 N24 $
BAS=[ORIG=-42,7] W12 S21 E12 N21 $
BAS=[ORIG=-42,0] W12 S7 E12 N7 $
FOP=[ORIG=-42,24] S4 E18 N4 W18 $
.

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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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 01/11/2023 BY CP Total Acres: 0.89 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/19/2025 BY SYS