LOT 1 BLOCK C GREEN ACRES S/D.

LE 1580-1100

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

2027

26-4S-16-03176-000

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

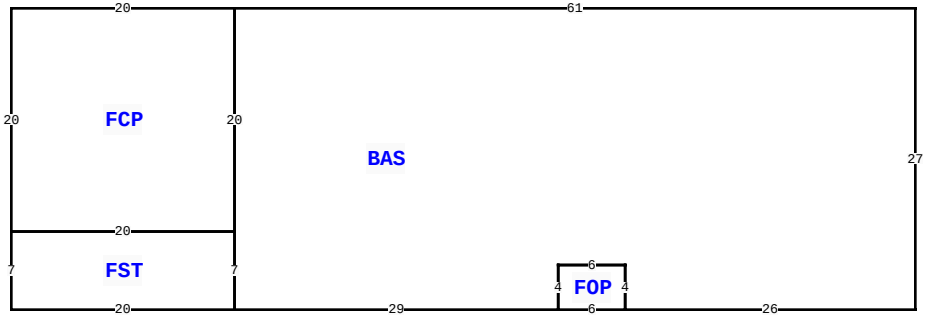
NEIGHBORHOOD/LOC 26416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100		1,623	130,550
FCP	400	25		100	8,044
FOP	24	30		7	563
FST	140	55		77	6,194
TOTALS	2,187			1,807	145,350

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	123.75	223,616	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	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,350
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		170,270
SOH/AGL Deduction		86,000
ASSESSED VALUE		84,270
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,859
TOTAL JUST VALUE		170,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1100	10/08/2026	LE	U	I	14	100

GRANTOR: KRAHN LARRY E (ENH LI

GRANTEE: KRAHN KEVIN LEE (RM

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$.

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 11/17/2026 BY SYS