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

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

2027

26-4S-16-03180-000

BUILDING CHARACTERISTICS

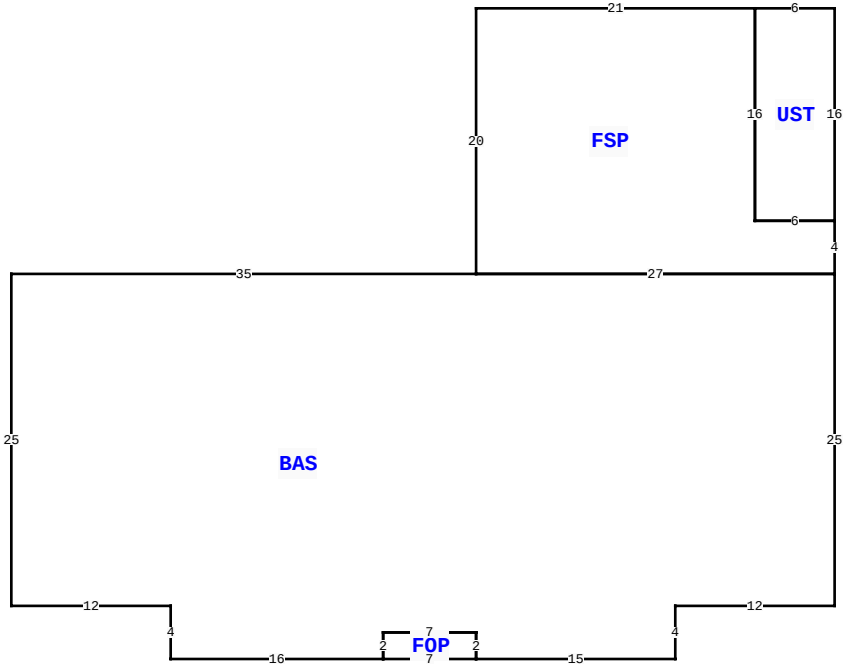
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	163,951
FOP	14	30		4	388
FSP	444	40		178	17,289
UST	96	45		43	4,177
TOTALS	2,242			1,913	185,805

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	130.60	249,838	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	04/08/2025 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,805
TOTAL MARKET OB/XF VALUE		3,856
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		212,661
SOH/AGL Deduction		0
ASSESSED VALUE		212,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,250
TOTAL JUST VALUE		212,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,047

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$.

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 11/17/2026 BY SYS