LOT 3 EX N 20 FT BLOCK B GREEN A
LE 1580-1097

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

2027

26-4S-16-03182-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

163 SW BRAVA WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,840
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	26,840
SOH/AGL Deduction	433
ASSESSED VALUE	26,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,407
TOTAL JUST VALUE	26,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1097	10/08/2026	LE	U	I	14	100
GRANTOR: KRAHN LARRY E (ENH LI						
GRANTEE: KRAHM KEVIN LEE (RM						

BUILDING NOTES

BUILDING DIMENSIONS

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	0120	CLFENCE 4	0	0	0	0	720.00	UT	4.50	4.50	100	2003	2003	3	100	3,240	
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	2003	2003	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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	0700	C	MISC RES	0		00	175.00	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: 0.79 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS