LOT 4 BLOCK C GREEN ACRES S/D.
ORB 930-020, DC 1154-2739,
DC 1302-1982, PB 1309-2015,

OLIN WANDA J
162 SW BRAVA WAY
LAKE CITY, FL 32024

2027

26-4S-16-03185-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

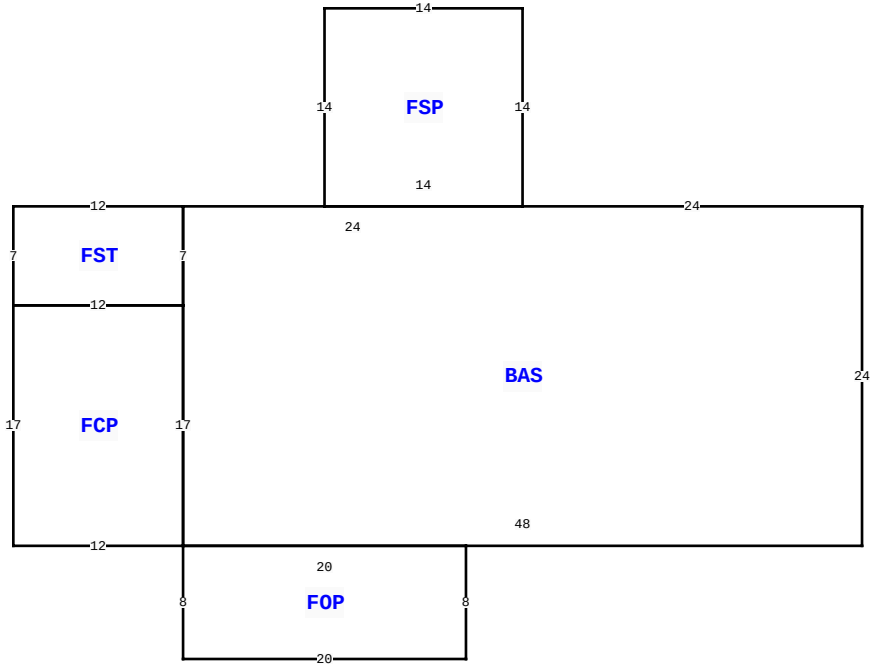
NEIGHBORHOOD/LOC 26416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	101,971
FCP	204	25		51	4,514
FOP	160	30		48	4,249
FSP	196	40		78	6,904
FST	84	55		46	4,072
TOTALS	1,796			1,375	121,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	123.8000	136.18	187,248	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1152 HX Base Yr 2002



162 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0252	LEAN-TO W/	0	100	10	20	200.00	UT	2.00	2.00	100	1993	1993	3	100	400	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	7.50	7.50	100	1993	1993	3	100	1,500	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,711
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		149,211
SOH/AGL Deduction		73,951
ASSESSED VALUE		75,260
TOTAL EXEMPTION VALUE	HX HB	50,260
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,428

LAND:1:1: 0.88 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27644	MAINT/ALTR	35	02/20/2009
26587	MAINT/ALTR	510	01/08/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2015	2/15/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (AUDRE						
GRANTEE: WAMDA J OLIN						
0930/0020	6/28/2001	QC	Q	I	01	100
GRANTOR: ARCHIE L & AUDREY C B						
GRANTEE: ARCHIE L & AUDREY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N14 W14 S14 E14$ W24 FST= W12 S7 E12 N7$ S7
FCP= W12 S17 E12 N17$ S17 FOP= S8 E20 N8 W20 $ E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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