

AKA LOT 33 HAWKS RIDGE ACRES
 UNREC: COMM SE COR OF SW1/4 OF
 NW1/4, RUN N 487.66 FT FOR POB

KRAWCZYK GEORGE/KRAWCZYK NANCY
 14880 SW 31ST CT
 DAVIE, FL 33331

2026

26-6S-17-09859-833


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 97,920 TOTAL MARKET VALUE 97,920 SOH/AGL Deduction 41,847 ASSESSED VALUE 56,073 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,073 TOTAL JUST VALUE 97,920 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 76,160																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1076/0892</td> <td>3/03/2006</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td></td> <td>95,000</td> </tr> <tr> <td colspan="7">GRANTOR: CHRISTOPHER, DANIEL &</td> </tr> <tr> <td colspan="7">GRANTEE: GEORGE & NANCY KRAW</td> </tr> <tr> <td>0926/0001</td> <td>5/04/2001</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td></td> <td>25,500</td> </tr> <tr> <td colspan="7">GRANTOR: JOHN P & NANCY MITCHE</td> </tr> <tr> <td colspan="7">GRANTEE: CHRISTOPHER, DANIEL</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1076/0892	3/03/2006	WD Q	Q	V		95,000	GRANTOR: CHRISTOPHER, DANIEL &							GRANTEE: GEORGE & NANCY KRAW							0926/0001	5/04/2001	WD Q	Q	V		25,500	GRANTOR: JOHN P & NANCY MITCHE							GRANTEE: CHRISTOPHER, DANIEL						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																								
1076/0892	3/03/2006	WD Q	Q	V		95,000																																																																								
GRANTOR: CHRISTOPHER, DANIEL &																																																																														
GRANTEE: GEORGE & NANCY KRAW																																																																														
0926/0001	5/04/2001	WD Q	Q	V		25,500																																																																								
GRANTOR: JOHN P & NANCY MITCHE																																																																														
GRANTEE: CHRISTOPHER, DANIEL																																																																														
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU																																																										
EXTRA FEATURES																																																																														
L N	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																																																														
																	TOTAL OB/XF 0																																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.88	AC		1.00	1.00	1.00	9,000.00	9,000.00	97,920																																																													
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.88 Total Land Value: 97,920 Market: 0 Agricultural: 0 Common: 97,920 PRINTED 05/08/2026 BY SYS																																																																														