

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																																																									
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 97,920 <b>TOTAL MARKET VALUE</b> 97,920 <b>SOH/AGL Deduction</b> 41,847 <b>ASSESSED VALUE</b> 56,073 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 56,073 <b>TOTAL JUST VALUE</b> 97,920 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 76,160																																																										
DOR CODE 0000 VACANT																	<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>         																																																										
MAP NUM      MKT AREA      02																	<b>SALES DATA</b> <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>V</td> <td></td> <td></td> <td>95,000</td> </tr> <tr> <td colspan="7">GRANTOR: CHRISTOPHER, DANIEL &amp;</td> </tr> <tr> <td colspan="7">GRANTEE: GEORGE &amp; NANCY KRAW</td> </tr> <tr> <td>0926/0001</td> <td>5/04/2001</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>25,500</td> </tr> <tr> <td colspan="7">GRANTOR: JOHN P &amp; 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	V			95,000	GRANTOR: CHRISTOPHER, DANIEL &							GRANTEE: GEORGE & NANCY KRAW							0926/0001	5/04/2001	WD Q	V			25,500	GRANTOR: JOHN P & NANCY MITCHE							GRANTEE: CHRISTOPHER, DANIEL						
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LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									