LOT 50, VILLAGE WOOD UNIT 3

ORB 806-97, 1007-1779, WD 1052

LANCASTER SHANE/LANCASTER CHRISTEN
132 SE HANOVER PL
LAKE CITY, FL 32025

2026

15-4S-17-08360-062

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

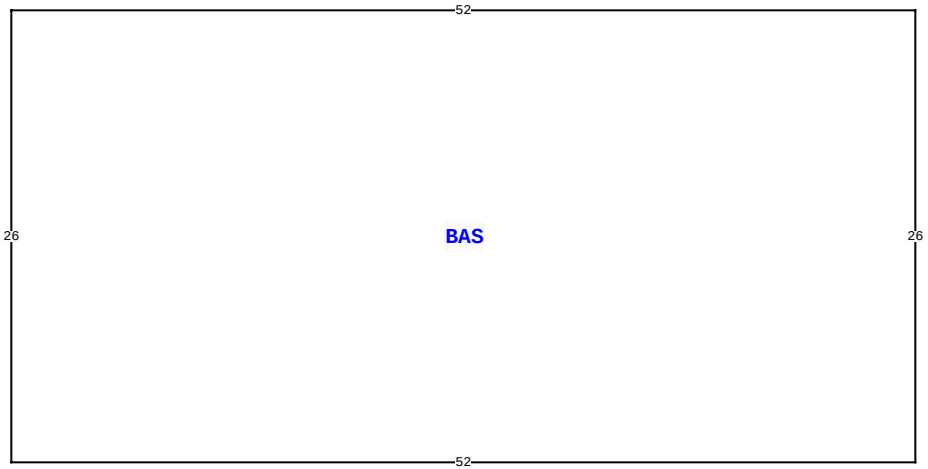
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	80,450
TOTALS	1,352			1,352	80,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,352	117.6000	108.19	146,273	2005	2005	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2020 Heated Area: 1352 HX Base Yr 2020



132 SE HANOVER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		80,450
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		101,110
SOH/AGL Deduction		20,902
ASSESSED VALUE		80,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,486
TOTAL JUST VALUE		101,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21987	M H	322	06/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/2059	7/27/2017	TR	Q	I	01	94,500
GRANTOR: ELOISE HUGHES TRUSTEE						
GRANTEE: SHANE & CHRISTEN LA						
1133/1635	10/11/2007	QC	Q	I	01	108,100
GRANTOR: KEITH & ASHLEY R RAVE						
GRANTEE: AGNES MARIE RICE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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	0166	CONC,PAVMT	0	100	20	44	880.00	UT	2.00	2.00	100	2005	2005	3	100	1,760	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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	0201	C	MOD HOME	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/27/2017 BY BC Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS