

LOT 53 VILLAGE WOOD UNIT 3.
781-829, 886-2061, 896-464, WD 1

HANOVER PLACE LLC
26700 SW 157 AVE
HOMESTEAD, FL 33031

2026

15-4S-17-08360-065



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	03	MASONRY 100
Story Height	0	100
RMS	0	100
Stories	1.	1. 100
Units	4	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800MULTI-FAM <10	

NEIGHBORHOOD/LOC		15417.020		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	73,585
CAN	112	30		34	1,604
CAN	112	30		34	1,604
FOP	32	30		10	472
FOP	32	30		10	472
FOP	32	30		10	472
HXB	520	100		520	24,529
HXP	32	30		10	472
TOTALS	2,432			2,188	103,208

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	2,136.00	UT	1.35	1.35
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2800	03	2,188	110.9850	94.34	206,416	1981	1981	0	0	0	50.00	50.00	
1 TRI/QUAD 0% - 2023 Heated Area: 2080 HX Base Yr													
184 SE HANOVER PL, LAKE CITY													

184 SE HANOVER PL, LAKE CITY										XF DATE		LAND DATE		04/21/2023		MLU	
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
2,136.00	UT	1.35	1.35	100	1993	1993	3	100	2,884								
1.00	UT	0.00	0.00	100	2004	2004	3	100	200								

TOTAL OB/XF										3,084						
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
1	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										103,208		
TOTAL MARKET OB/XF VALUE										3,084		
TOTAL LAND VALUE - MARKET										18,500		
TOTAL MARKET VALUE										124,792		
SOH/AGL Deduction										0		
ASSESSED VALUE										124,792		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										124,792		
TOTAL JUST VALUE										124,792		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										124,792		

SALE:1:1: INCLUDED 08360-066 TRI-QUAD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1457/569	1/14/2022	WD	Q	I	01	200,000	
GRANTOR: MARKLEY ALLEN							
GRANTEE: HANOVER PLACE LLC							
0896/0464	1/28/2000	WD	Q	I		240,000	
GRANTOR: CROXTON'S							
GRANTEE: A MARKLEY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W4 FOP= N4 W8 S4 E8 \$ W22 HXB= W14 HXP= N4 W8 S4 E8\$ W12 S20 E26 N20\$ S20 W26 CAN= N8 W4 S28 E4 N20\$ S20 E4 FOP= S4 E8 N4 W8\$ E36 FOP= S4 E8 N4 W8\$ E12 CAN= E4 N28 W4 S28\$ N40\$.									