

LOT 54 VILLAGE WOOD UNIT 3.
781-829, 866-2051, 896-464, WD 1

HANOVER PLACE LLC
26700 SW AVE
HOMESTEAD, FL 33031

2025

15-4S-17-08360-066

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100		2,080	98,114
CAN	224	30		67	3,161
FOP	128	30		38	1,793
TOTALS	2,432			2,185	103,066

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	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	2,185	110.9850	94.34	206,133	1981	1981	0	0	0	50.00	50.00	
1 TRI/QUAD - 0% - 2023													
Heated Area: 2080													
HX Base Yr													
BAS													
FOP													
CAN													
AN													

200 SE HANOVER PL, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		103,066	
TOTAL MARKET OB/XF VALUE		2,700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		124,266	
SOH/AGL Deduction		912	
ASSESSED VALUE		123,354	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		123,354	
TOTAL JUST VALUE		124,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		112,140	

SALE:2:1: INCLUDED 08260-065 TRI QUAD
SALE:1:1: INCLUDED 08260-065 TRI QUAD
BLDG:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1457/587	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 \$ W36 FOP= N4 W8 S4 E8\$ W12 S12 CAN= W4 S28 E4 N28\$ S28 E4 FOP= S4 E8 N4 W8\$ E36 FOP= S4 E8 N4 W8\$ E12 CAN= E4 N28 W4 S28\$ N40\$.									