LOT 65 VILLAGE WOOD UNIT 3.
433-725, WD 1266-2226, WD 1447-1

WALKER NOAH/WALKER CHANI
269 SE HANOVER PL
LAKE CITY, FL 32025

2026

15-4S-17-08360-077

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

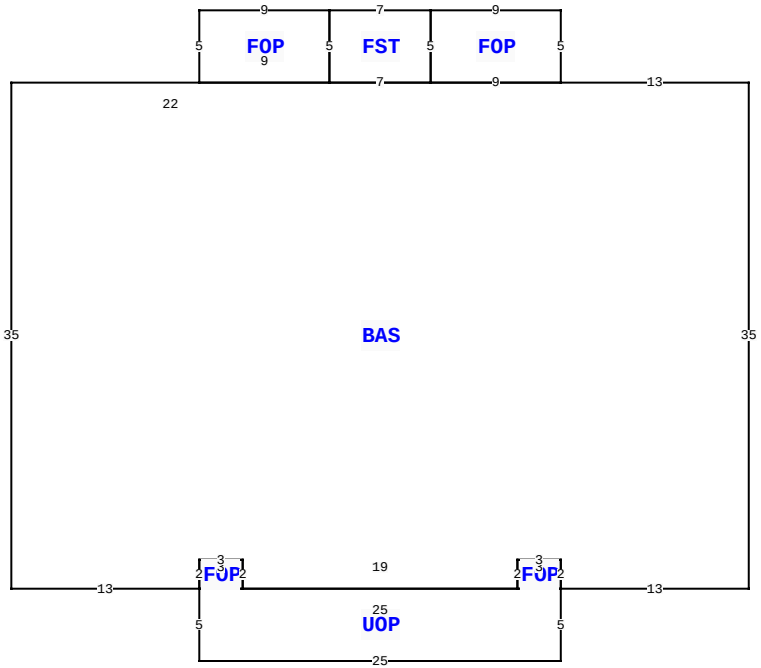
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
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	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	132,341
FOP	6	30		2	149
FOP	6	30		2	149
FOP	45	30		14	1,045
FOP	45	30		14	1,045
FST	35	55		19	1,418
UOP	125	20		25	1,866
TOTALS	2,035			1,849	138,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,849	119.0700	101.21	187,137	1978	2000	0	0	0	26.25	73.75

1 DUPLEX 0% - 2024 Heated Area: 1773 HX Base Yr



269 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	138,014
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	159,164
SOH/AGL Deduction	0
ASSESSED VALUE	159,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,164
TOTAL JUST VALUE	159,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/854	3/29/2023	WD	Q	I	01	199,000
GRANTOR: RIVERA ANGEL						
GRANTEE: WALKER NOAH						
1447/1499	9/13/2021	WD	Q	I	01	162,000
GRANTOR: KDS RENTALS LLC						
GRANTEE: RIVERA ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N5 W9 S5 E9$ W9 FST= N5 W7 S5 E7$ W7 FOP= N5 W9 S5E9$ W22 S35 E13 UOP= S5 E25 N5 W25$ FOP= E3 N2 W3 S2$ N2 E3 S2 E19 FOP= E3N2 W3 S2$ N2 E3 S2 E13 N35$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/23/2023 BY ME Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS