LOT 72 VILLAGE WOOD UNIT 3.
826-886, CT 1318-1250,1589,
QC 1327-838, WD 1327-847,

FISH CHARLES ANDREW/FISH MANDY MARIE
13063 NE STATE ROAD 121
RAIFORD, FL 32083

2026

15-4S-17-08360-084

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

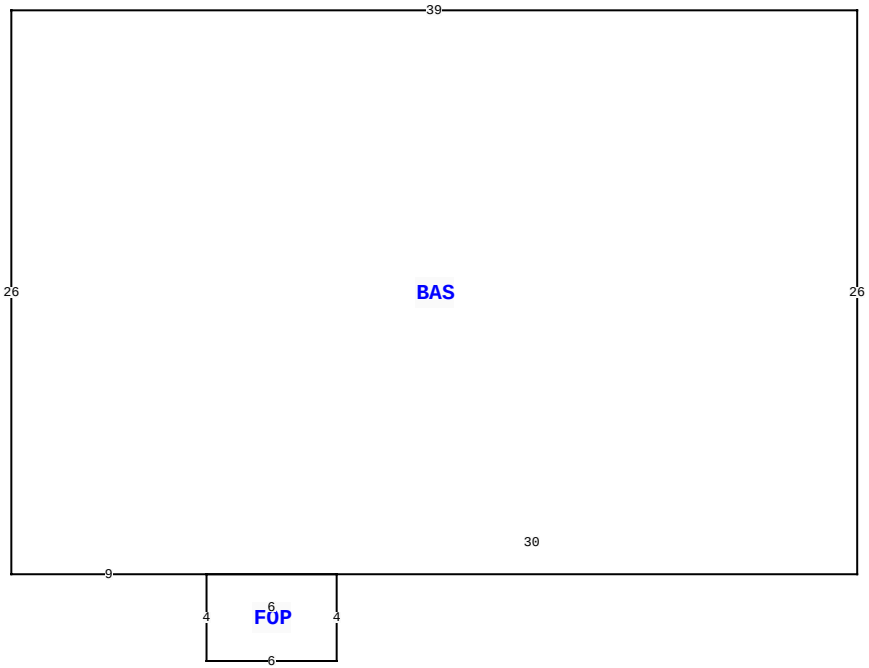
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,014	100		1,014	77,939
FOP	24	30		7	538
TOTALS	1,038			1,021	78,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	105.5808	118.25	120,733	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1014 HX Base Yr



151 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	78,476
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	98,976
SOH/AGL Deduction	0
ASSESSED VALUE	98,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,976
TOTAL JUST VALUE	98,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,976

SALE:1:1: LOT 72 VILLAGEWOOD UNIT III

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34784	RECONNECT	75	12/27/2016
34779	M H	375	12/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1327/0847	11/23/2016	WD	U	I	12	44,500
GRANTOR: NATIONSTAR HECM ACQUS						
GRANTEE: CHARLES ANDREW & MA						
1327/0838	9/23/2016	QC	U	I	11	53,700
GRANTOR: NATIONSTAR REO SUB 1B						
GRANTEE: NATIONSTAR HECM ACQ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S26 E9 FOP= S4 E6 N4 W6$ E30 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	0	10	15	150.00	UT	12.00	12.00	100	1985	1985	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS