LOT 14 FAIRWAY VIEW UNIT 2-A
ORB 431-772, 665-503, 772-497, W

ERVIN MANAGEMENT LLC
10921 NW 49TH DR
CORAL SPRINGS, FL 33076

2026

26-3S-16-02308-054

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	07	07

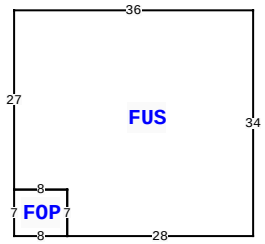
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 26316.030 1.00/

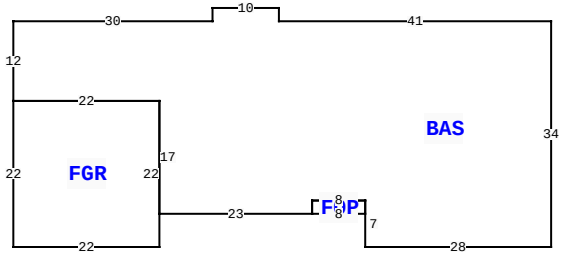
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,119	100		2,119	54,064
FGR	484	55		266	6,787
FOP	16	30		5	128
FOP	56	30		17	434
FUS	1,168	100		1,168	29,800
TOTALS	3,843			3,575	91,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,575	113.9050	127.57	456,063	1980	1980	0	0	45	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 3287 HX Base Yr





196 NW HARRIS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,213
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	161,613
SOH/AGL Deduction	6,357
ASSESSED VALUE	155,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,256
TOTAL JUST VALUE	161,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,613

SALE:1:1: LOT 14 FAIRWAY VIEW UNIT 2-A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054438	Roof Replacement	16,000	11/10/2025
31585	MAINT/ALTR	335	11/14/2013
23881	ADDN SFR	350	11/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0471	2/26/2015	QC	U	I	30	100
GRANTOR: ERIC DEE & RANDIE M E						
GRANTEE: ERVIN MANAGEMENT LL						
1262/0559	9/27/2013	WD	Q	I	01	98,000
GRANTOR: ROBERT ALLEN & MARGAR						
GRANTEE: ERIC DEE & RANDIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 N2 W10 S2 W30 S12 FGR= S22 E22 N22 W22$ E22 S17 E23
FOP= E8 N2 W8 S2$ N2E8 S7 E28 N34$ PTR= N30 FUS= N34 W36 S27
FOP= S7 E8 N7 W8$ E8 S7 E28$ S30$.

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	2,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.92	35,000.00	67,200.00	67,200							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.52 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/19/2025 BY SYS