LOT 53 VILLAGE WOOD UNIT 3.

781-829, 886-2061, 896-464, WD 1

HANOVER PLACE LLC
26700 SW 157 AVE
HOMESTEAD, FL 33031

2027

15-4S-17-08360-065

BUILDING CHARACTERISTICS

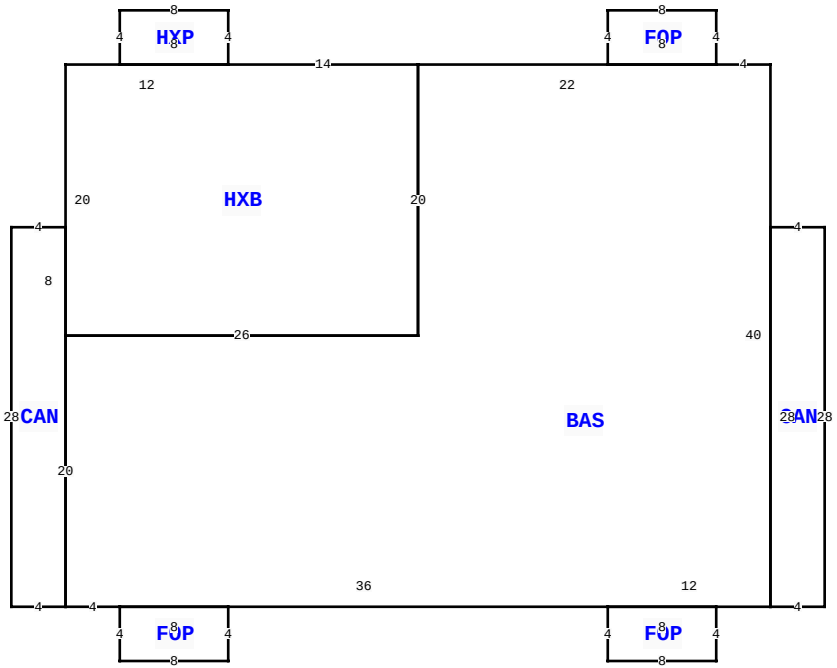
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	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	76,737
CAN	112	30		34	1,673
CAN	112	30		34	1,673
FOP	32	30		10	492
FOP	32	30		10	492
FOP	32	30		10	492
HXB	520	100		520	25,579
HXP	32	30		10	492
TOTALS	2,432			2,188	107,628

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	113.0850	98.38	215,255	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	2,136.00	UT	1.35	1.35	100	1993	1993	3	100	2,884	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,628
TOTAL MARKET OB/XF VALUE	3,084
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	129,212
SOH/AGL Deduction	0
ASSESSED VALUE	129,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,212
TOTAL JUST VALUE	129,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,212

SALE:1:1: INCLUDED 08360-066 TRI-QUAD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054726	Roof Replacement	10,000	12/24/2025

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,084

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2022 BY CP Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS