LOT 64 VILLAGE WOOD UNIT 3.

433-725, WD 1266-2226, WD 1457-2

RIANO MAYKELL/PRADO MIRIALYS
26700 SW 157TH AVE
HOMESTEAD, FL 33031

2027

15-4S-17-08360-076

BUILDING CHARACTERISTICS

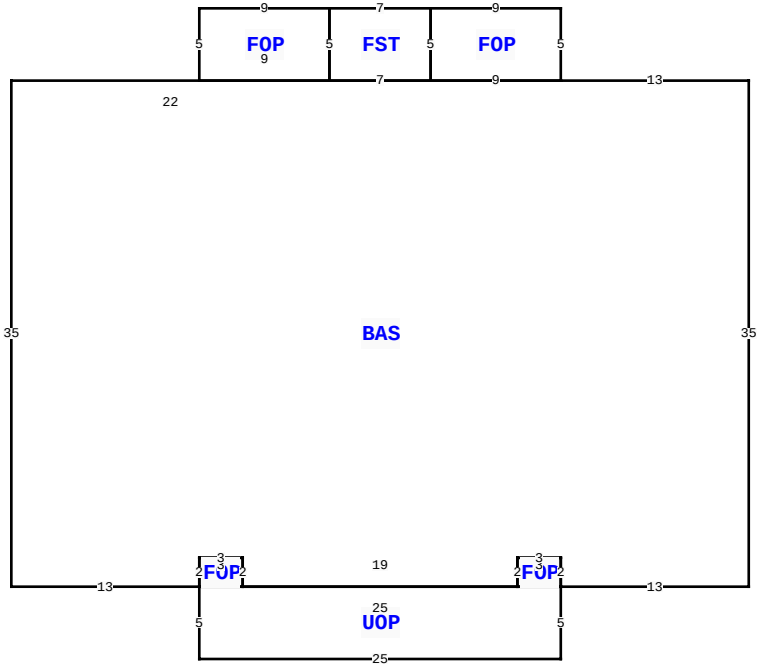
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	83,739
FOP	6	30		2	95
FOP	6	30		2	95
FOP	45	30		14	661
FOP	45	30		14	661
FST	35	55		19	898
UOP	125	20		25	1,181
TOTALS	2,035			1,849	87,328

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	108.5700	94.46	174,657	1978	1978	0	0	0	50.00	50.00

1 DUPLEX 0% - 2023 Heated Area: 1773 HX Base Yr



287 SE HANOVER PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,328
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	108,478
SOH/AGL Deduction	0
ASSESSED VALUE	108,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,478
TOTAL JUST VALUE	108,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/2538	1/24/2022	WD	Q	I	01	160,000
GRANTOR: KDS RENTALS LLC						
GRANTEE: RIANO MAYKELL						
1266/2226	12/13/2013	WD	Q	I	01	157,000
GRANTOR: GLENN I JONES						
GRANTEE: KDS RENTALS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N5 W9 S5 E9$ W9 FST= N5 W7 S5 E7$ W7 FOP= N5 W9 S5 E9$ W22 S35 E13UOP= S5 E25 N5 W25$ FOP= E3 N2 W3 S2$ N2 E3S2 E19 FOP= E3 N2 W3 S2$ N2 E3 S2 E13 N35$.

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 06/10/2020 BY KR Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS