LOT 59 FAIRWAY VIEW UNIT 1
ORB 433-268, DC EDWARD SWANKO
1001-2650, WD 1001-2652,

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

2027

26-3S-16-02309-059

BUILDING CHARACTERISTICS

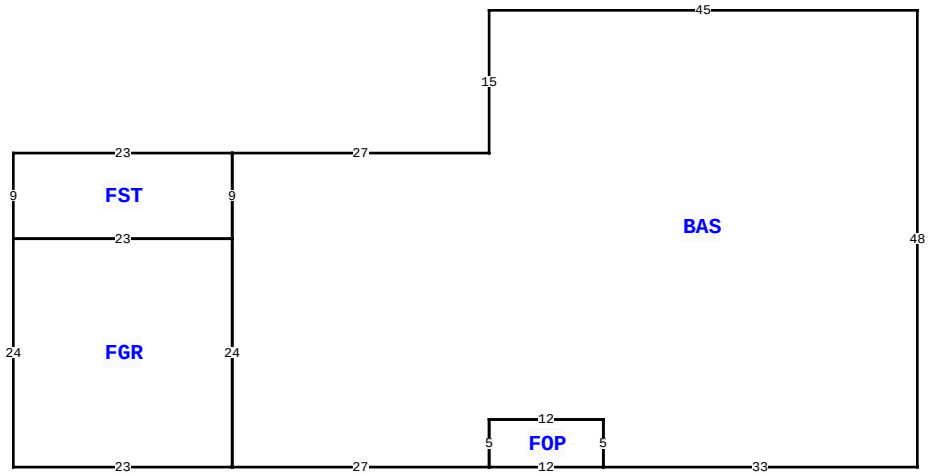
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	2,991	100		2,991	194,882
FGR	552	55		304	19,807
FOP	60	30		18	1,173
FST	207	55		114	7,428
TOTALS	3,810			3,427	223,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,427	91.1240	100.24	343,522	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2991 HX Base Yr



265 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1.00	UT	0.00	0.00	100	0	0	3	100	2,478	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	223,289
TOTAL MARKET OB/XF VALUE	6,178
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	296,667
SOH/AGL Deduction	0
ASSESSED VALUE	296,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,667
TOTAL JUST VALUE	296,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054437	Roof Replacement	22,000	11/10/2025
32602	MAINT/ALTR	75	01/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0474	2/26/2015	QC	U	I	30	100
GRANTOR: ERIC & RANDIE ERVIN						
GRANTEE: ERVIN MANAGEMENT LL						
1285/1833	11/03/2014	WD	U	I	18	89,300
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: ERIC & RANDIE ERVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S15 W27 FST= W23 S9E23 N9$ S9 FGR= W23 S24 E23 N24$ S24 E27 FOP= E12 N5 W12 S5$ N5 E12 S5 E33 N48$.

LAND DESCRIPTION

TOTAL OB/XF 6,178

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: 0.92 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS