

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

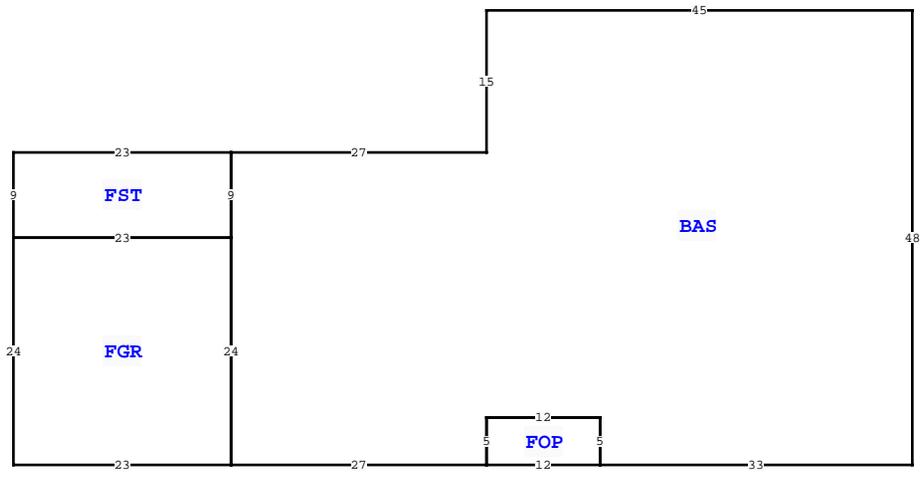
ERVIN MANAGEMENT LLC  
 10921 NW 49TH DR  
 CORAL SPRINGS, FL 33076

**2026**

26-3S-16-02309-059  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,991	100	
FGR	552	55	
FOP	60	30	
FST	207	55	
TOTALS	3,810		

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	103.88	355,997	1972	1972	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 2991 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		231,398	
TOTAL MARKET OB/XF VALUE		6,178	
TOTAL LAND VALUE - MARKET		67,200	
TOTAL MARKET VALUE		304,776	
SOH/AGL Deduction		1,480	
ASSESSED VALUE		303,296	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		303,296	
TOTAL JUST VALUE		304,776	
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						

EXTRA FEATURES		265 NW HARRIS LAKE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 0 0 0
2	0190	FPLC PF	0 0 0 0
3	0169	FENCE/WOOD	0 0 0 0

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

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							