N DIV: BEG NW COR, RUN S 74.2 FT
ALLEY, RUN E ALONG ALLEY 78 FT,
TO FRANKLIN ST, W ALONG FRANKLIN

POLL STEPHEN L
21079 CR 137
LAKE CITY, FL 32024

2026

00-00-00-12206-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

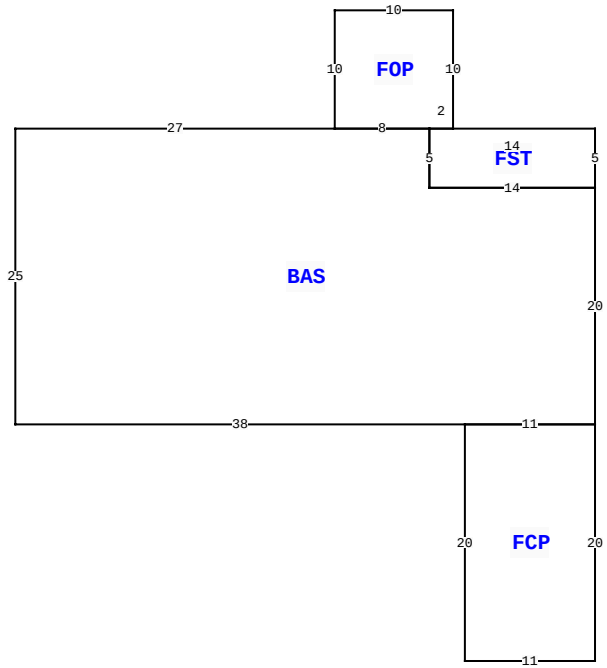
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,155	100		1,155	74,047
FCP	220	25		55	3,526
FOP	100	30		30	1,923
FST	70	55		38	2,436
TOTALS	1,545			1,278	81,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,278	88.0650	98.63	126,049	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1155 HX Base Yr



394 NW GARNET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,932
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	5,510
TOTAL MARKET VALUE	89,342
SOH/AGL Deduction	0
ASSESSED VALUE	89,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,342
TOTAL JUST VALUE	89,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/981	8/25/2023	LE	U	I	14	0
GRANTOR: POLL STEPHEN L (ENH L						
GRANTEE: POLL WENDY K (RMDR)						
1383/2452	5/03/2019	WD	Q	I	01	50,000
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: STEPHEN L POLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S25 E38 FCP= S20 E11 N20 W11$ E11 N20 FST= N5 W14 S5 E14$ W14 N5 FOP= E2 N10 W10 S10 E8$ W8$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0100	C	SFR	0			0.00	0.00	5,800.00	SF		1.00	1.00	1.00	0.95	0.95	5,510							

REVIEW DATE 11/17/2015 BY DF Total Acres: 0.13 Total Land Value: 5,510 Market: 0 Agricultural: 0 Common: 5,510 PRINTED 11/20/2025 BY SYS