

COMM 54 FT W OF NE COR OF
SE1/4 OF NW1/4, RUN S 525 FT
FOR POB, RUN W 353 FT, S 105

POLHILL C A JR
7972 S US HWY 441
LAKE CITY, FL 32025

2026

03-5S-17-09083-000



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	08	SHT VINYL 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	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 3517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100		1,345	102,751
FEP	90	80		72	5,500
FEP	105	80		84	6,417
UGR	275	45		124	9,473

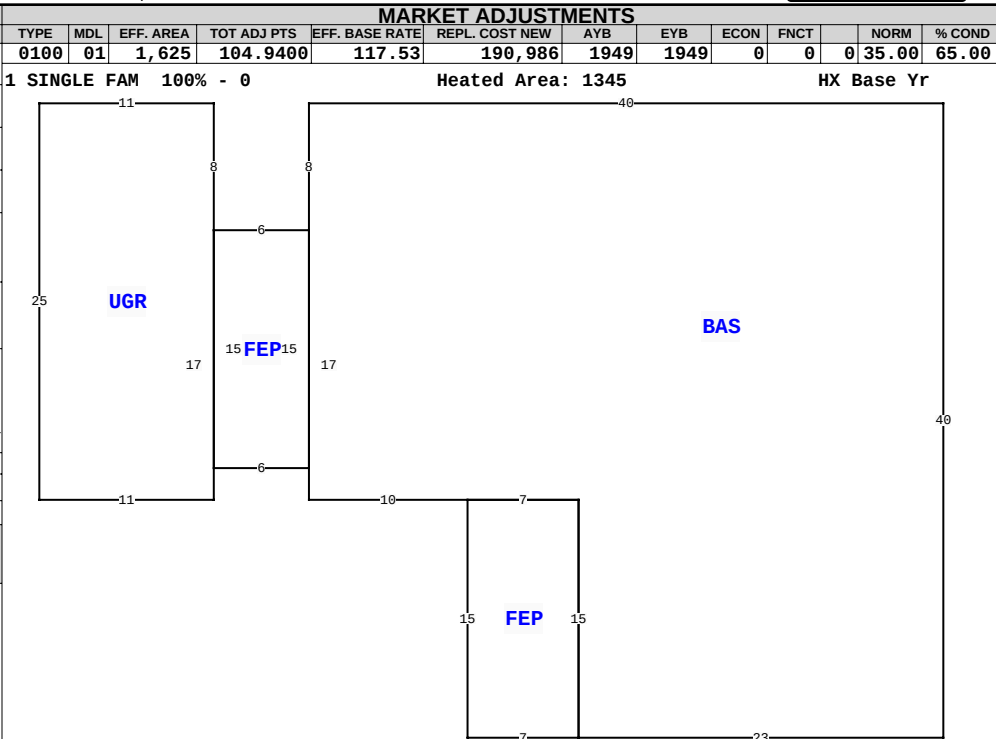
TOTALS 1,815 1,625 124,141

EXTRA FEATURES

L N	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	0040	BARN, POLE	0 100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN, POLE	0 100	28	31	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	



7972 S US HIGHWAY 441 , LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,625	104.9400	117.53	190,986	1949	1949	0	0	0 35.00	65.00

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,141
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	140,741
SOH/AGL Deduction	87,969
ASSESSED VALUE	52,772
TOTAL EXEMPTION VALUE	27,772
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	140,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1271/1924	3/27/2014	WD	U	I	14	100	
GRANTOR: C A JR & ALMA J POLHI							
GRANTEE: CLAUDE A POLHILL II							
1271/1186	3/20/2014	WD	U	I	14	100	
GRANTOR: C A JR & ALMA J POLHI							
GRANTEE: ALTON C POLHILL III							

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S8 FEP= W6 UGR= N8 W11 S25 E11 N17\$ S15 E6 N15\$ S17 E10 FEP= S15 E7 N15 W7\$ E7 S15 E23 N40\$.