THE WEST 200 FT OF LOT 3 NICELY

DC 1023-103, WD 1023-99, WD 1027

POLHILL TRACY LENA
342 SW SUMMERFIELD GLN
LAKE CITY, FL 32024

2026

04-6S-17-09597-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

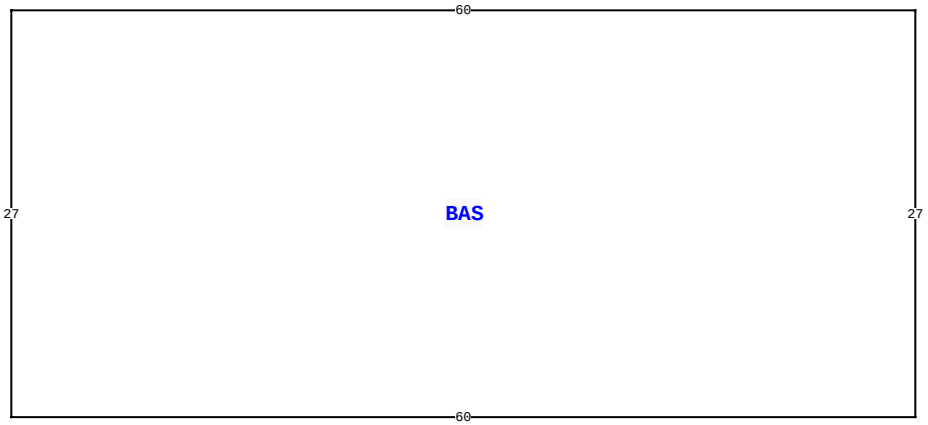
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	36,567
TOTALS	1,620			1,620	36,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	94.0500	56.43	91,417	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1620 HX Base Yr



1599 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,567
TOTAL MARKET OB/XF VALUE	12,398
TOTAL LAND VALUE - MARKET	22,120
TOTAL MARKET VALUE	71,085
SOH/AGL Deduction	0
ASSESSED VALUE	71,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,085
TOTAL JUST VALUE	71,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/2470	10/02/2019	WD	U	I	11	100
GRANTOR: CLAUDE A POLHILL JR						
GRANTEE: TRACY LENA POLHILL						
1065/2235	11/18/2005	WD	Q	I	06	35,000
GRANTOR: CLAUDE A & ALMA POLHI						
GRANTEE: TRACY LENA POLHILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	0031	BARN,MT AE	0	0	18	26	468.00	UT	9.00	9.00	100	2013	2013	3	100	4,212	
2	0166	CONC,PAVMT	0	0	18	26	468.00	UT	2.00	2.00	100	2013	2013	3	100	936	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 12,398

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	0200	C	MBL HM	0		00	0.00	0.00	1.58	AC		1.00	1.00	1.00	14,000.00	14,000.00	22,120							

REVIEW DATE 10/04/2017 BY BC Total Acres: 1.58 Total Land Value: 22,120 Market: 0 Agricultural: 0 Common: 22,120 PRINTED 11/07/2025 BY SYS