W1/2 OF NW1/4 EX BEG SE COR OF W 1118.47 FT, W 466.98 FT, S 1121. OF W1/2 OF NW1/4, E 467.04 FT TO

PAYNE PAULA POLHILL/PAYNE JERRI J.D.
1605 SW HOWELL ST
LAKE CITY, FL 32024

2026

04-6S-17-09599-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

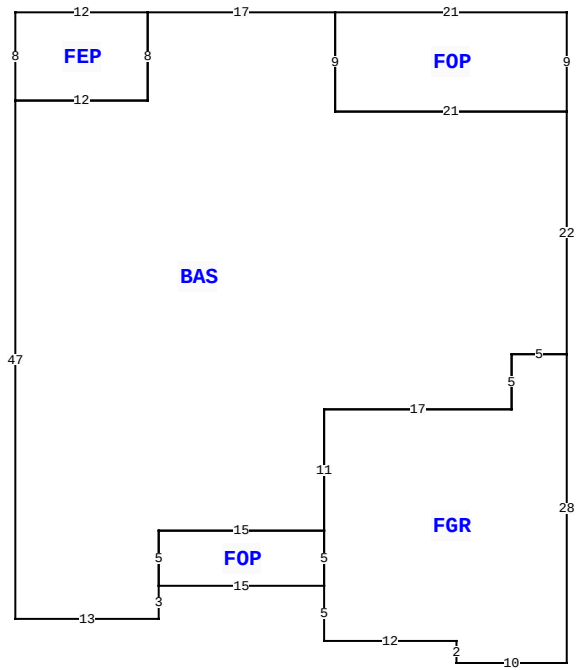
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5020	IMP AG/BARN
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	234,409
FEP	96	80		77	9,490
FGR	507	55		279	34,385
FOP	75	30		22	2,711
FOP	189	30		57	7,025
TOTALS	2,769			2,337	288,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	115.8300	129.73	303,179	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1902 HX Base Yr 2021



1605 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		288,020
TOTAL MARKET OB/XF VALUE		12,210
TOTAL LAND VALUE - MARKET		251,640
TOTAL MARKET VALUE		320,108
SOH/AGL Deduction		84,061
ASSESSED VALUE		236,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,325
TOTAL JUST VALUE		551,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40780	STORAGE	0	10/23/2020
39774	SFR	0	05/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1457/1643	1/17/2022	QC	U	I	11	100
GRANTOR: PAYNE PAULA POLHILL						
GRANTEE: PAYNE PAULA POLHILL						
1395/2468	10/02/2019	WD	U	I	11	100
GRANTOR: C A POLHILL JR						
GRANTEE: PAULA POLHILL PAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=120,10] W17 S8 W12 S47 E13 N3 N5 E15 N11 E17 N5 E5 N22 W21 N9 $FOP=[ORIG=120,10] E21 S9 W21 N9 $ FEP=[ORIG=91,10] E12 S8 W12 N8 $ FOP=[ORIG=104,57] E15 S5 W15 N5 $ FGR=[ORIG=141,41] W5 S5 W17 S11 S5 S5 E12 S2 E10 N28 $.

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	0030	BARN,MT	0	100	25	30	1.00	UT	6,750.00	6,750.00	100	2021	2020		100	6,750	
2	0251	LEAN TO W/	0	100	12	30	1.00	UT	1,260.00	1,260.00	100	2021	2020		100	1,260	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 12,210

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	54.92	AC		1.00	1.00	1.00	280.00	280.00	15,378							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	54.92	AC		1.00	1.00	1.00	4,500.00	4,500.00	247,140							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 01/20/2021 BY BC Total Acres: 55.92 Total Land Value: 19,878 Market: 247,140 Agricultural: 15,378 Common: 4,500 PRINTED 11/07/2025 BY SYS