LOT 18 WINGATE ESTATES.
1064-001, WD 1119-1226, DC 1341-

POLLOCK MATTHEW T
218 SW GRANITE CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-218

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Quality	05	05

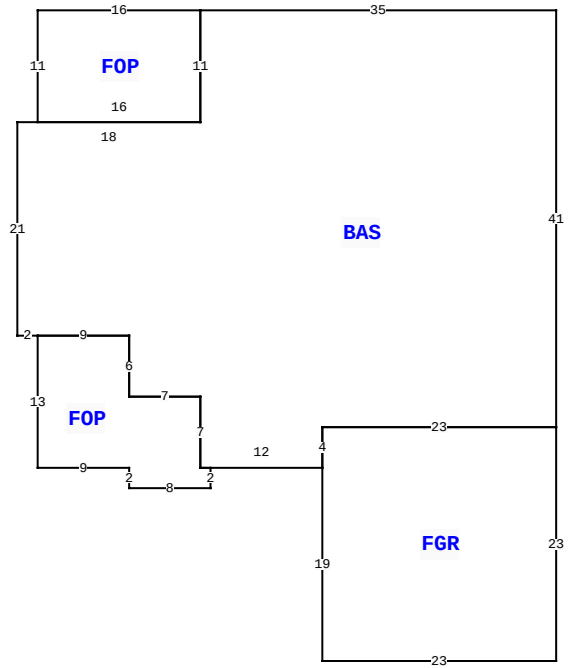
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 21416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100		1,903	224,121
FGR	529	55		291	34,271
FOP	176	30		53	6,242
FOP	182	30		55	6,478
TOTALS	2,790			2,302	271,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,302	111.8700	125.29	288,418	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1903 HX Base Yr 2021



218 SW GRANITE CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,113
TOTAL MARKET OB/XF VALUE		9,593
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		315,706
SOH/AGL Deduction		74,141
ASSESSED VALUE		241,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,843
TOTAL JUST VALUE		315,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40992	STORAGE		12/08/2020
39879	SFR	0	06/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2591	10/10/2025	QC	Q	I	01	160,000
GRANTOR: POLLOCK MATTHEW T						
GRANTEE: POLLOCK MATTHEW T						
1424/0393	11/13/2020	WD	Q	I	01	267,500
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: MATTHEW T & MARJORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= W16 S11 E16 N11$ S11 W18 S21 E2 FOP= S13 E9 S2 E8 N2 W1 N7 W7 N6W9$ E9 S6 E7 S7 E12 FGR= S19 E23 N23 W23 S4$ N4 E23 N41$.

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	0166	CONC,PAVMT	0	100	0	0	930.00	UT	2.25	2.25	100	2020	2020	3	100	2,093	
2	0031	BARN,MT AE	0	100	18	25	1.00	UT	6,500.00	6,500.00	100	2021	2020		100	6,500	
3	0251	LEAN TO W/	0	100	12	25	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,593

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	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.94 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS