N1/2 OF S1/2 OF SW1/4 LYING W OF
404-106,

POLHILL C ALTON/POLHILL LAURIE A
1418 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

33-5S-17-09486-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

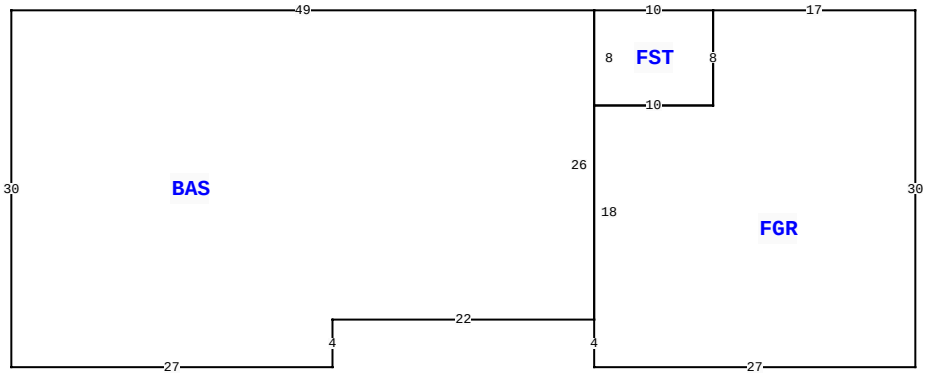
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100		1,382	120,786
FGR	730	55		402	35,134
FST	80	55		44	3,845
TOTALS	2,192			1,828	159,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,828	120.0500	134.46	245,793	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1382 HX Base Yr



1418 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,765
TOTAL MARKET OB/XF VALUE		1,450
TOTAL LAND VALUE - MARKET		105,595
TOTAL MARKET VALUE		172,883
SOH/AGL Deduction		63,248
ASSESSED VALUE		109,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,913
TOTAL JUST VALUE		266,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S30 E27 N4 E22 FGR= S4 E27N30W17FST= W10 S8 E10 N8$ S8 W10 S18$ N26 W49$.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	29.17	AC		1.00	1.00	1.00	280.00	280.00	8,168							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.17	AC		1.00	1.00	1.00	3,500.00	3,500.00	102,095							

REVIEW DATE 09/19/2017 BY BC Total Acres: 30.17 Total Land Value: 11,668 Market: 102,095 Agricultural: 8,168 Common: 3,500 PRINTED 10/10/2025 BY SYS