

N DIV: BEG NW COR, RUN S 74.2 FT ALLEY, RUN E ALONG ALLEY 78 FT, TO FRANKLIN ST, W ALONG FRANKLIN

POLL STEPHEN L  
21079 CR 137  
LAKE CITY, FL 32024

**2026**

00-00-00-12206-000

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	09	PINE WOOD 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
Architctual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,278	88.0650	100.39	128,298	1950	1950	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1155 HX Base Yr

394 NW GARNET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	830317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,155	100		1,155	75,368
FCP	220	25		55	3,589
FOP	100	30		30	1,958
FST	70	55		38	2,480
TOTALS	1,545			1,278	83,394

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

EXTRA FEATURES																
TOTAL OB/XF 1,900																

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	5,800.00	SF		1.00	1.00	1.00	0.95	0.95	5,510							

LAND DESCRIPTION																								
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			83,394
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			5,510
TOTAL MARKET VALUE			90,804
SOH/AGL Deduction			0
ASSESSED VALUE			90,804
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,804
TOTAL JUST VALUE			90,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/981	8/25/2023	LE U	I	I	14	0
GRANTOR: POLL STEPHEN L (ENH L)						
GRANTEE: POLL WENDY K (RMDR)						
1383/2452	5/03/2019	WD Q	I	I	01	50,000
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: STEPHEN L POLL						

BUILDING NOTES
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**BUILDING DIMENSIONS**  
BAS= W27 S25 E38 FCP= S20 E11 N20 W11\$ E11 N20 FST= N5 W14 S5 E14\$ W14 N5 FOP= E2 N10 W10 S10 E8\$ W8\$ .