COMM 54 FT W OF NE COR OF SE1/4
525 FT FOR POB, RUN W 353 FT, S
TO US-41, N ALONG R/W 105 FT TO

POLHILL HOLLY
7972 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

03-5S-17-09083-000

BUILDING CHARACTERISTICS

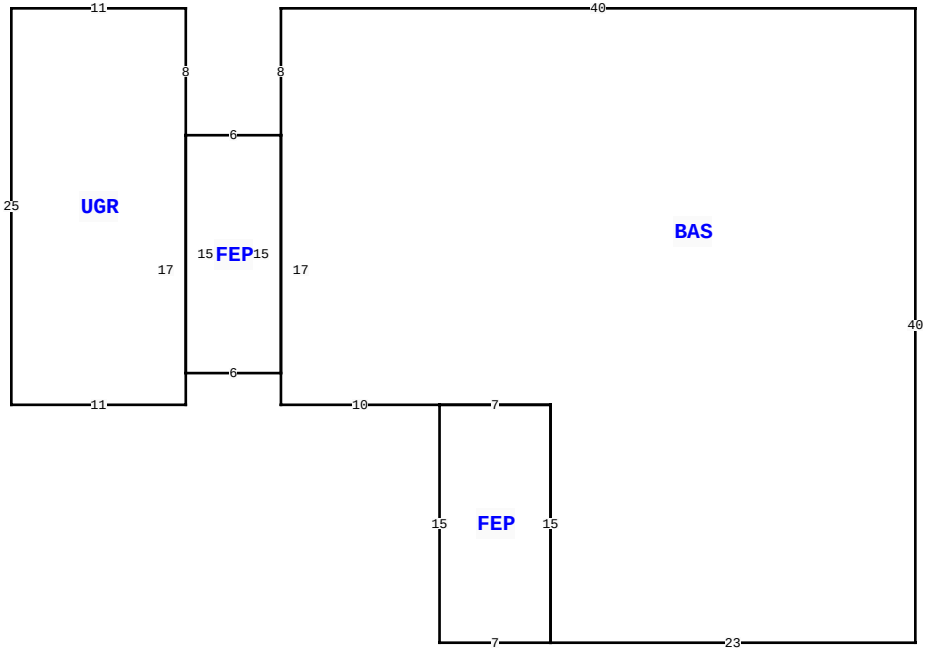
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100		1,345	102,751
FEP	90	80		72	5,500
FEP	105	80		84	6,417
UGR	275	45		124	9,473
TOTALS	1,815			1,625	124,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	104.9400	117.53	190,986	1949	1949	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1345 HX Base Yr 2026



7972 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	28	31	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,141
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		144,741
SOH/AGL Deduction		0
ASSESSED VALUE		144,741
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,330
TOTAL JUST VALUE		144,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1019	10/27/2025	QC	U	I	11	100
GRANTOR: POLHILL C A JR						
GRANTEE: POLHILL HOLLY						
1271/1924	3/27/2014	WD	U	I	14	100
GRANTOR: C A JR & ALMA J POLHI						
GRANTEE: CLAUDE A POLHILL II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S8 FEP= W6 UGR= N8 W11 S25 E11 N17$ S15 E6 N15$ S17
E10 FEP= S15 E7 N15 W7$ E7 S15 E23 N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/20/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/23/2026 BY SYS