

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

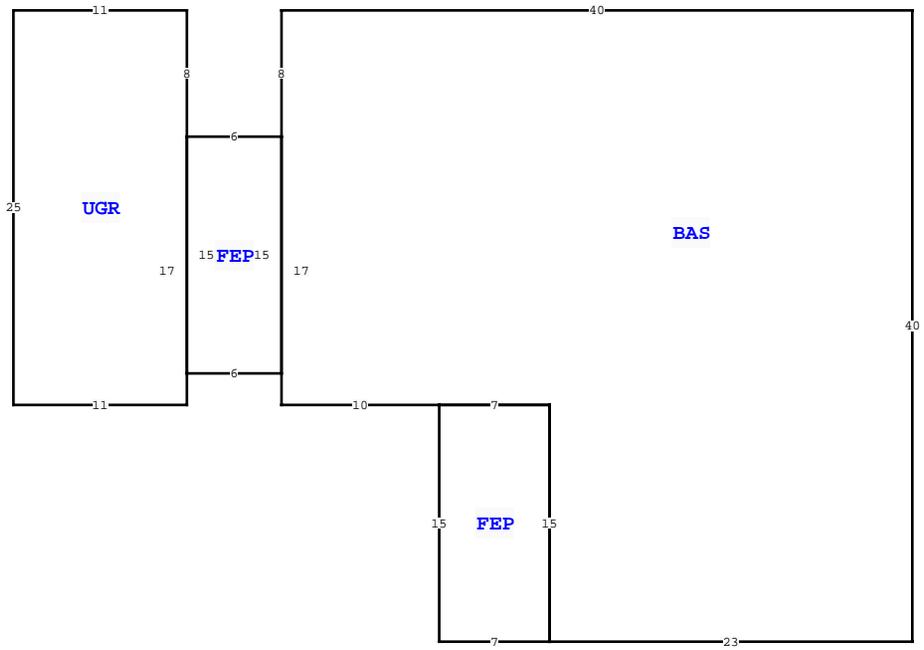
2026

03-5S-17-09083-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	119.63	194,399	1949	1949	0	0	35.00	65.00
1 SINGLE FAM 100% - 2026 Heated Area: 1345 HX Base Yr 2026											



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
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	104,586
FEP	90	80		72	5,598
FEP	105	80		84	6,532
UGR	275	45		124	9,642
TOTALS	1,815			1,625	126,359

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		126,359	
TOTAL MARKET OB/XF VALUE		2,600	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		146,959	
SOH/AGL Deduction		0	
ASSESSED VALUE		146,959	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		95,548	
TOTAL JUST VALUE		146,959	
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						

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

TOTAL OB/XF												2,600	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
				05/08/2026	MLU								

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																								
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	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 05/08/2026 BY SYS																							
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