THE S 240 FT OF NE1/4 OF NW1/4 A
HALTIWANGER RD.

POLHILL LEVI COLT
1874 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-003

BUILDING CHARACTERISTICS

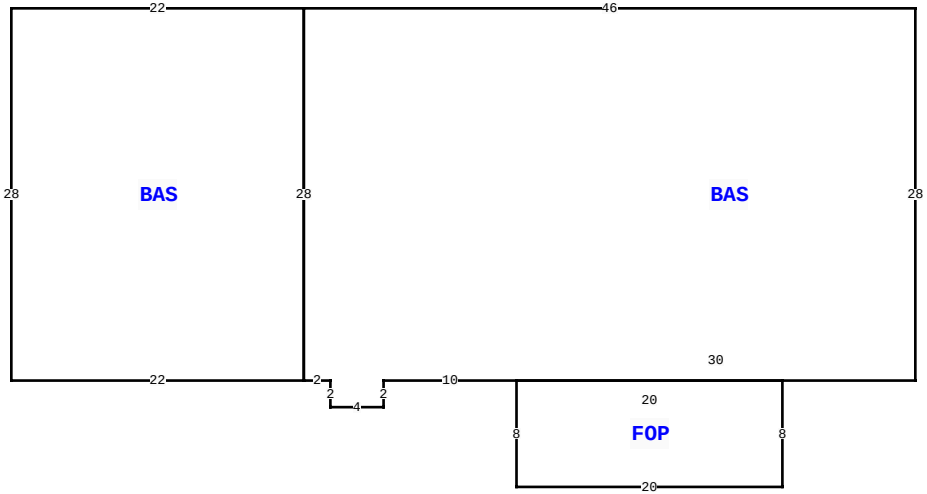
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	27,077
BAS	1,296	100		1,296	56,968
FOP	160	30		48	2,110
TOTALS	2,072			1,960	86,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,960	112.1320	125.59	246,156	1990	1990	0	0	30	35.00	35.00

1 SINGLE FAM 100% - 2021 Heated Area: 1912 HX Base Yr 2021



1874 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0210	GARAGE U	0	100	18	24	432.00	UT	18.00	18.00	100	2007	2007	3	100	7,776	
5	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	20,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,155
TOTAL MARKET OB/XF VALUE		29,776
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		180,931
SOH/AGL Deduction		46,655
ASSESSED VALUE		134,276
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,865
TOTAL JUST VALUE		180,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0397	2/21/2020	WD	U	I	30	100
GRANTOR: C A POLHILL JR						
GRANTEE: LEVI COLT POLHILL						
1271/1184	3/20/2014	WD	U	I	14	100
GRANTOR: C A JR & ALMA J POLHI						
GRANTEE: LEVI COLT POLHILL (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 BAS= W22 S28 E22 N28$ S28 E2 S2 E4 N2 E10 FOP= S8 E20 N8 W20$ E30N28$.

LAND DESCRIPTION

TOTAL OB/XF 29,776

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 10/04/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/22/2026 BY SYS