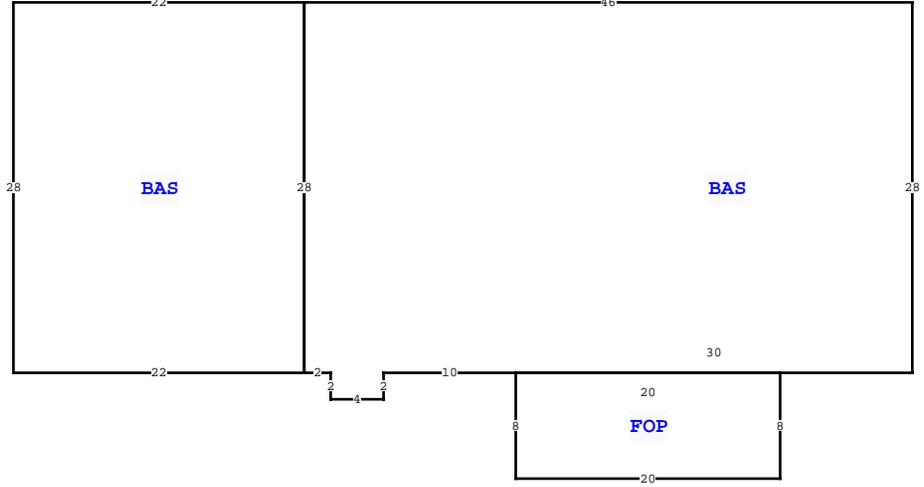


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2021									
				Heated Area: 1912				HX Base Yr	2021			



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	27,560
BAS	1,296	100		1,296	57,984
FOP	160	30		48	2,148
TOTALS	2,072			1,960	87,691

1874 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	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		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			87,691
TOTAL MARKET OB/XF VALUE			29,776
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			182,467
SOH/AGL Deduction			48,191
ASSESSED VALUE			134,276
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			82,865
TOTAL JUST VALUE			182,467
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																								
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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							