LOTS 2, 3 & 11 NICELY ACRES S/D
LOT 3.

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

2026

04-6S-17-09597-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,340
TOTAL MARKET VALUE	3,063
SOH/AGL Deduction	0
ASSESSED VALUE	3,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,063
TOTAL JUST VALUE	120,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,930

SALE:2:1: 6 LOTS - DISTRESS SALE - DR-219 SAYS $10

SALE:1:1: INCLUDED 09597-111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1395/2469	10/02/2019	WD	U	V	11	100
GRANTOR: C A POLHILL JR						
GRANTEE: LEVI COLT POLHILL						
0784/2327	1/11/1994	WD	U	V	35	15,800
GRANTOR: BEN CAMPEN						
GRANTEE: C A POLHILL JR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		00	0.00	0.00	10.94	AC		1.00	1.00	1.00	280.00	280.00	3,063							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	10.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	120,340							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.94 Total Land Value: 3,063 Market: 120,340 Agricultural: 3,063 Common: 0 PRINTED 05/08/2026 BY SYS