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

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					

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

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	

COLUMBIA COUNTY PROPERTY

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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

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 06/22/2026 BY SYS