

THE WEST 200 FT OF LOT 3 NICELY
DC 1023-103, WD 1023-99, WD 1027

POLHILL TRACY LENA
342 SW SUMMERFIELD GLN
LAKE CITY, FL 32024

2026

04-6S-17-09597-103
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		38,394

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2023									Heated Area: 1620 HX Base Yr	
TOTALS	1,620		1,620									38,394	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,394
TOTAL MARKET OB/XF VALUE		12,398
TOTAL LAND VALUE - MARKET		25,280
TOTAL MARKET VALUE		76,072
SOH/AGL Deduction		4,550
ASSESSED VALUE		71,522
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		71,522
TOTAL JUST VALUE		76,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/2470	10/02/2019	WD	U	I	11	100
GRANTOR: CLAUDE A POLHILL JR						
GRANTEE: TRACY LENA POLHILL						
1065/2235	11/18/2005	WD	Q	I	06	35,000
GRANTOR: CLAUDE A & ALMA POLHI						
GRANTEE: TRACY LENA POLHILL						

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	0031	BARN,MT AE	0	0	18	26		9.00	9.00	100	2013	2013	3	100	4,212	
2	0166	CONC,PAVMT	0	0	18	26		2.00	2.00	100	2013	2013	3	100	936	
3	9945	Well/Sept	0	0	0	0		7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0		0.00	0.00	100	2013	2013	3	100	50	
5	0261	PRCH, UOP	0	0	0	0		0.00	0.00	100	2013	2013	3	100	100	
6	0261	PRCH, UOP	0	0	0	0		0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF															
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
						05/06/2026	MLU								
1599 SW HOWELL ST, LAKE CITY															
12,398															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S27 E60 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0200	C	MBL HM	0		00	0.00	0.00	1.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,280							