LOT 4 EAGLES RIDGE S/D PHASE 1.

AG 1032-1380, QC 1269-786, QC 13

POLL STEPHEN
21079 COUNTY ROAD 137
LAKE CITY, FL 32024

2027

15-4S-17-08355-404

BUILDING CHARACTERISTICS

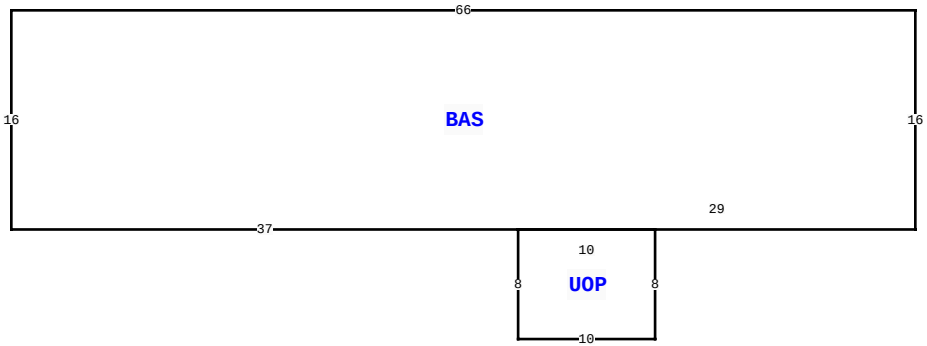
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	56,344
UOP	80	25		20	1,067
TOTALS	1,136			1,076	57,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,076	104.3100	97.01	104,383	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1056 HX Base Yr



258 SE CHEDDAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	57,411
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	83,711
SOH/AGL Deduction	0
ASSESSED VALUE	83,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,711
TOTAL JUST VALUE	83,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055956	Roof Replacement	4,000	06/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/983	8/25/2023	LE	U	I	14	0
GRANTOR: POLL STEPHEN L (ENH L						
GRANTEE: POLL WENDY K (RMDR)						
1422/1045	10/14/2020	WD	Q	I	01	44,000
GRANTOR: SE CHEDDAR COURT LAND						
GRANTEE: STEPHEN POLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S16 E37 UOP= S8 E10 N8 W10$ E29 N16$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/29/2026 BY CM Total Acres: 1.29 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS