COMM NE COR OF SW1/4 OF SW1/4, S
E 120 FT, S 363 FT, W 120 FT, N
& COMM NW COR OF SE1/4 OF SW1/4,

POLINSKY JOHN E
174 SW MCELROY CT
LAKE CITY, FL 32024

2027

30-3S-16-02411-008

BUILDING CHARACTERISTICS

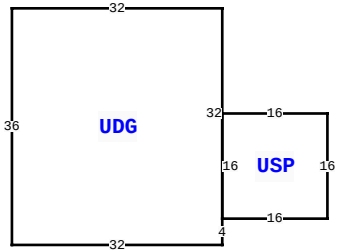
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

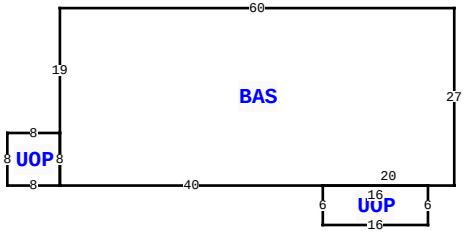
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	44,284
UDG	1,152	60		691	18,889
UOP	64	25		16	437
UOP	96	25		24	656
USP	256	35		90	2,460
TOTALS	3,188			2,441	66,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,441	113.9000	68.34	166,818	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1620 HX Base Yr





174 SW MCELROY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,727
TOTAL MARKET OB/XF VALUE	9,008
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	110,935
SOH/AGL Deduction	28,863
ASSESSED VALUE	82,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,072
TOTAL JUST VALUE	110,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10123	M H	125	08/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2437	6/23/2026	WD	U	I	11	100
GRANTOR: SMITH DIANE						
GRANTEE: POLINSKY JOHN E						
1569/184	5/21/2026	QC	U	I	11	100
GRANTOR: KOHLHEPP PATRICIA						
GRANTEE: POLINSKY JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S19 S8 E40 E20 N27 $
UDG=[ORIG=0,-30] N4 N32 W32 S36 E32 $
USP=[ORIG=0,-34] E16 N16 W16 S16 $
UOP=[ORIG=-20,27] S6 E16 N6 W16 $
UOP=[ORIG=-60,19] W8 S8 E8 N8 $
PTR=[ORIG=0,0] N30 S30 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	0	16	17	272.00	UT	1.50	1.50	100	2000	2000	3	100	408	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,008

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.20	AC		1.00	1.00	1.00	16,000.00	16,000.00	19,200							

REVIEW DATE 09/13/2018 BY BC Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS