COMM NW COR OF SE1/4 OF NW1/4, R
RUN E 20.22 FT FOR POB, CONT E 1
RUN S 586.25 FT TO N R/W US-90,

GREEN ELIJAH P
PO BOX 1705
LAKE CITY, FL 32055

**2026**

**35-3S-17-07317-001**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

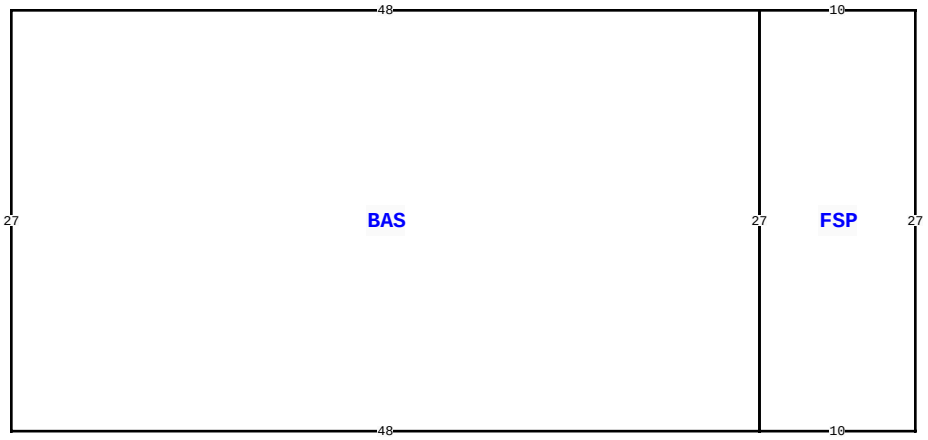
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 06 |
| NEIGHBORHOOD/LOC | 35317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 77,938 |
| FSP | 270 | 40 | | 108 | 6,495 |
| TOTALS | 1,566 | | | 1,404 | 84,432 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,404 | 113.9000 | 109.34 | 153,513 | 1999 | 1999 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2025 Heated Area: 1296 HX Base Yr




158 NE CHEROKEE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 84,432 |
| TOTAL MARKET OB/XF VALUE | 3,874 |
| TOTAL LAND VALUE - MARKET | 61,500 |
| TOTAL MARKET VALUE | 149,806 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 149,806 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 149,806 |
| TOTAL JUST VALUE | 149,806 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 148,053 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/2070 | 8/04/2024 | WD | Q | I | 01 | 195,000 |
| GRANTOR: POLHAMUS DAVID SCOTT | | | | | | |
| GRANTEE: GREEN ELIJAH P | | | | | | |
| 1521/1197 | 7/15/2019 | WD | U | I | 11 | 100 |
| GRANTOR: MACETEE LORRAINE | | | | | | |
| GRANTEE: MACETEE LORRAINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 FSP= E10 N27 W10 S27$ N27$.

## 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 | 26 | 30 | 1.00 | UT | 2,457.00 | 2,457.00 | 50 | 0 | 0 | 3 | 50 | 1,229 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 14 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 705 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 20 | 27 | 540.00 | UT | 2.00 | 2.00 | 50 | 2008 | 2008 | 3 | 50 | 540 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 20 | 30 | 600.00 | UT | 2.00 | 2.00 | 50 | 2008 | 2008 | 3 | 50 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,874

| 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 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 50,000 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | | 0.00 | 0.00 | 0.46 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 11,500 | | | | | | | |

REVIEW DATE 01/06/2025 BY TP Total Acres: 2.46 Total Land Value: 61,500 Market: 0 Agricultural: 0 Common: 61,500 PRINTED 05/08/2026 BY SYS