

COLUMBIA COUNTY

Property Appraiser

Parcel 15-4S-17-08355-404

Owners

POLL STEPHEN
21079 COUNTY ROAD 137
LAKE CITY, FL 32024

Parcel Summary

Location	258 SE CHEDDAR CT
Use Code	0200: MOBILE HOME
Tax District	2: COUNTY
Acreage	1.290
Township	4S
Range	17
Subdivision	EAGLES RIDGE

Legal Description

LOT 4 EAGLES RIDGE S/D PHASE 1.

AG 1032-1380, QC 1269-786, QC 1373-1241,
WD 1385-1163, WD 1414-2642, WD 1422-1045,
LE 1498-983,



30° 08' 58" N 82° 36' 19" W //

Working Values

	2026
Total Building	\$57,026
Total Extra Features	\$3,800
Total Market Land	\$22,500
Total Ag Land	\$0

	2026
Total Market	\$83,326
Total Assessed	\$78,389
Total Exempt	\$0
Total Taxable	\$78,389
SOH Diff	\$4,937

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$57,026	\$52,777	\$46,711	\$37,744	\$31,624	\$29,051
Total Extra Features	\$3,800	\$3,800	\$3,800	\$2,050	\$800	\$800
Total Market Land	\$22,500	\$22,500	\$22,500	\$18,000	\$16,250	\$19,250
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$83,326	\$79,077	\$73,011	\$57,794	\$48,674	\$49,101
Total Assessed	\$71,263	\$64,785	\$58,895	\$53,541	\$48,674	\$47,692
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$71,263	\$64,785	\$58,895	\$53,541	\$48,674	\$47,692
SOH Diff	\$12,063	\$14,292	\$14,116	\$4,253	\$0	\$1,409

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>LE</u> 1498/983	2023-08-25	<u>U</u>	<u>14</u>	LIFE ESTATE DEED	Improved	\$0	Grantor: POLL STEPHEN L (ENH LE) Grantee: POLL WENDY K (RMDR)
<u>WD</u> 1422/1045	2020-10-14	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$44,000	Grantor: SE CHEDDAR COURT LAND TRUST Grantee: STEPHEN POLL
<u>WD</u> 1414/2642	2020-07-10	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$26,000	Grantor: ROBERT & EMILY CASANOVA Grantee: SE CHEDDAR COURT LAND TRUST
<u>WD</u> 1385/1163	2019-04-04	<u>U</u>	<u>34</u>	WARRANTY DEED	Improved	\$0	Grantor: SUBRANDY LIMITED PARTNERSHIP Grantee: ROBERT & EMILY CASANOVA (H/W)
<u>QC</u> 1373/1241	2018-11-16	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$0	Grantor: ROBERT & EMILY CASANOVA (H/W) Grantee: ROBERT CASANOVA

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>AG</u> 1312/1284	2016-01-05	<u>U</u>	<u>30</u>	AGREEMENT FOR DEED	Improved	\$0	Grantor: LENVIL DICKS AS TRUSTEE Grantee: SUBRANDY LIMITED PARTNERSHIP
<u>QC</u> 1269/0786	2014-02-02	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$10,900	Grantor: LORRANINE A HASA Grantee: ROBERT & EMILY CASANOVA
<u>TR</u> 1206/0740	2010-12-09	<u>U</u>	<u>30</u>	TRUSTEE'S DEED	Vacant	\$100	Grantor: SUBRANDY Grantee: LENVIL DICKS AS TRUSTEE
<u>AG</u> 1032/1380	2004-06-16	<u>Q</u>	<u>01</u>	AGREEMENT FOR DEED	Vacant	\$19,000	Grantor: SUBRANDY Grantee: LORRAINE A HASA

Buildings

Building # 1, Section # 1, 27263, MOBILE HOME

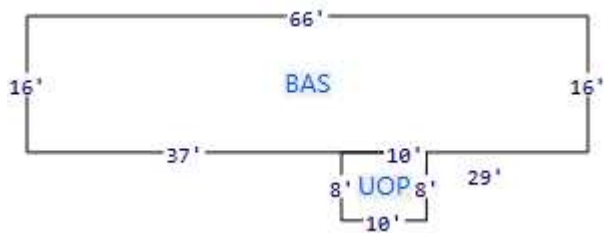
Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	1056	\$103,683	2004	2004	1,136	0.00%	45.00%	55.00%	\$57,026

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,056	100%	1,056
<u>UOP</u>	80	25%	20



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0296	SHED METAL			1.00	\$0.00	2004	100%	\$600
0081	DECKING WITH RAILS			1.00	\$0.00	2013	100%	\$200
9947	Septic			1.00	\$3,000.00		100%	\$3,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	RSF-1	.00	.00	1.00	\$22,500.00/LT	1.29	1.00	\$22,500

Personal Property

None

Permits

None

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 22, 2026.