

PARRISH JAMES B/PARRISH GWENDOLYN MORRELL
303 SW COTTAGE GLN
LAKE CITY, FL 32024

03-4S-16-02741-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		19	COMMON BRK 80		0100	01	3,462		104.2150	116.72	404,085	1980	1980		0		0	35.00	65.00	VALUATION BY														
Exterior Wall		32	HARDIE BRD 20		1 SINGLE FAM 100% - 0										Heated Area: 2936										HX Base Yr									
Roof Structur		03	GABLE/HIP 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		14	CARPET 90																															
Interior Floor		06	VINYL ASB 10																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		01	NONE 100																															
Stories		1.	1. 100																															
Architectual		05	CONV 100																															
Units			0 100																															
Condition Adj		03	03 100																															
Kitchen Adjus		01	01 100																															
Quality		05	05																															
DOR CODE		5000 IMPROVED AG																																
MAP NUM			MKT AREA		06																													
NEIGHBORHOOD/LOC		3416.00				1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	147	100		147	11,153																													
BAS	441	100		441	33,458																													
BAS	528	100		528	40,058																													
BAS	1,820	100		1,820	138,080																													
FCP	840	25		210	15,932																													
FOP	512	30		154	11,684																													
UOP	20	20		4	304																													
UOP	150	20		30	2,276																													
UST	16	45		7	531																													
UST	268	45		121	9,180																													
TOTALS	4,742			3,462	262,655																													
EXTRA FEATURES					333 SW COTTAGE GLN, LAKE CITY										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																		
2	0166	CONC, PAVMT	0	100	30	40	1,200.00	UT	1.50	1.50	100	2001	2001	3	100	1,800																		
3	0260	PAVEMENT -A	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200																		
4	0030	BARN, MT	0	0	28	36	1,008.00	UT	11.00	11.00	100	2017	2017	3	100	11,088																		
5	0040	BARN, POLE	0	100	21	72	1,512.00	UT	4.00	4.00	100	2017	2017	3	100	6,048																		
TOTAL OB/XF 22,336																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0100	C	SFR	100			RSF-2	0.00	0.00	2.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,000																
2	5500	A	TIMBER 2	0			RSF-2	0.00	0.00	7.94	AC		1.00	1.00	1.00	445.00	445.00	3,533																
3	5700	A	TIMBER 4	0			RSF-2	0.00	0.00	18.20	AC		1.00	1.00	1.00	227.00	227.00	4,131																
4	9910	M	MKT. VAL. AG	0			RSF-2	0.00	0.00	26.14	AC		1.00	1.00	1.00	5,000.00	5,000.00	130,700																
REVIEW DATE 09/26/2023 BY JB Total Acres: 28.14 Total Land Value: 17,664 Market: 130,700 Agricultural: 7,664 Common: 10,000 PRINTED 11/18/2025 BY SYS																																		