

COMM NE COR OF SE1/4 OF NE1/4, R
S 1227.72 FT TO N R/W OF A 60 FT
W ALONG R/W 350 FT, N 270 FT, E

PARRISH COLTON/PARRISH CHARLOTTE
175 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

03-4S-16-02741-005



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	14 CARPET 30
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	06 06
DOR CODE	0100 SINGLE FAMILY

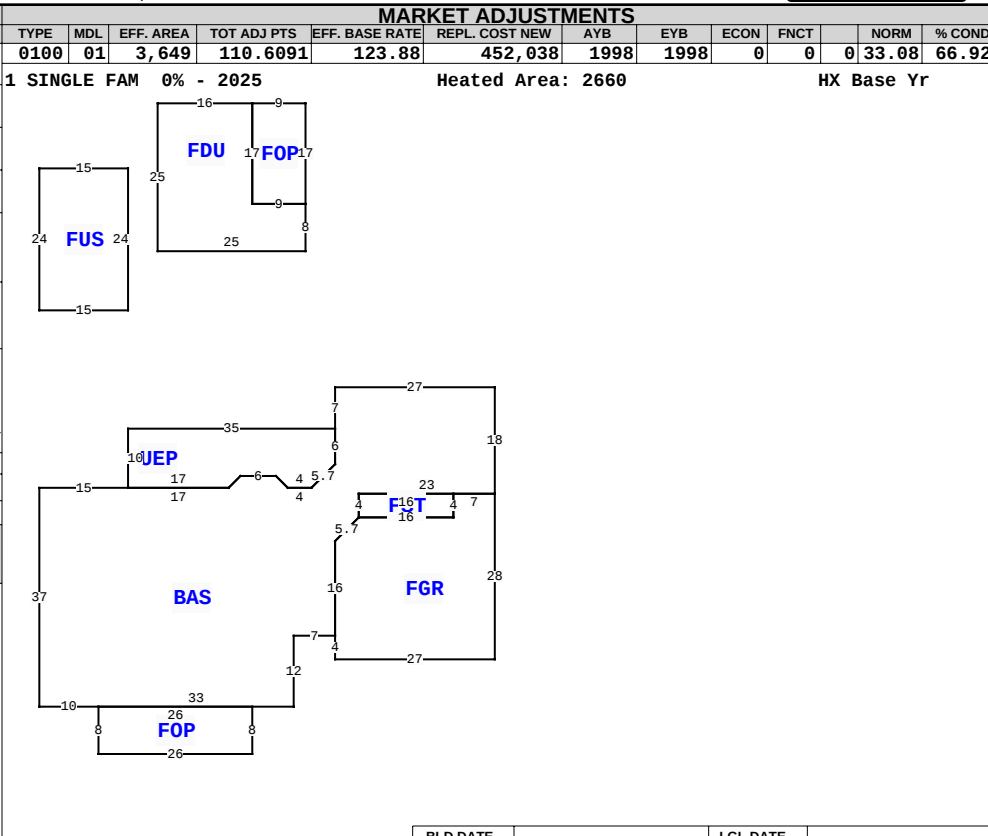
MAP NUM	MKT AREA	06
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NEIGHBORHOOD/LOC		3416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100		2,300	190,671
FDU	472	60		283	23,461
FGR	668	55		367	30,425
FOP	153	30		46	3,813
FOP	208	30		62	5,140
FST	64	55		35	2,902
FUS	360	100		360	29,844
UEP	326	60		196	16,248

TOTALS	4,551			3,649	302,504
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,440.00	UT	1.50
2	0280	POOL R/CON	0	0	15	34	510.00	UT	70.00
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
4	0282	POOL ENCL	0	0	0	0	700.00	UT	15.00
5	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	2.17



175 SW COTTAGE GLN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										19,070	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
A-1	0.00	0.00	2.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	
Total = 0.00			Total = 2.17			Total = 1.00			Total = 8,000.00		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		302,504	
TOTAL MARKET OB/XF VALUE		19,070	
TOTAL LAND VALUE - MARKET		17,360	
TOTAL MARKET VALUE		338,934	
SOH/AGL Deduction		0	
ASSESSED VALUE		338,934	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		338,934	
TOTAL JUST VALUE		338,934	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047562	Roof Replacement	11,500	06/28/2023
14628	POOL	70	10/16/1998
14028	SFR	425	05/19/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1543/495	6/19/2025	WD U	I	I	30
GRANTOR: MORRELL'S INC					
GRANTEE: PARRISH COLTON					
1541/2476	5/31/2025	WD U	I	I	11
GRANTOR: MORRELL DAVID W					
GRANTEE: MORRELL'S INC					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W15 S37 E10 FOP= S8 E26N8 W26\$ E33 N12 E7 FGR= S4 E27 N28 W7 FST= W16 S4 E16 N4\$ S4 W16 L4 D4 S16\$ N16 U4 R4 N4 E23 N18 W27 S7 UEP= W35 S10 E17 U2 R2 E6 R2 D2 E4 R4 U4 N6\$ S6 D4 L4 W4 U2 L2 W6 L2 D2 W17\$ PTR= N30 FUS= N24 W15 S24 E15\$ S30\$ PTR= N40 E30 FDU= N8 FOP= N17 W9 S17 E9\$ W9 N17 W16 S25 E25\$ S40 W30\$.									