LOT 3 EASTSIDE VILLAGE UNIT 3.
757-2489, PB 947-1512, DC 419-18

COTTRELL BOBBIE JACK/COTTRELL SHIRLEY MAE
174 SE WILLOW DR
LAKE CITY, FL 32025

2025

03-4S-17-07592-303

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

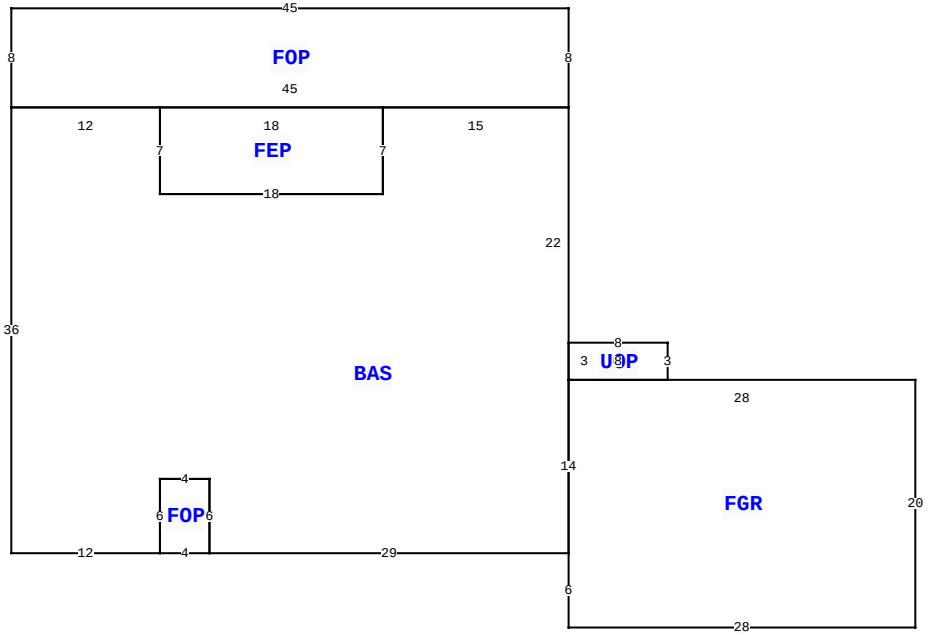
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100		1,470	144,347
FEP	126	80		101	9,918
FGR	560	55		308	30,245
FOP	24	30		7	687
FOP	360	30		108	10,605
UOP	24	20		5	491
TOTALS	2,564			1,999	196,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	122.6214	151.07	301,989	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1470 HX Base Yr 2019



174 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,293
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		30,938
TOTAL MARKET VALUE		230,111
SOH/AGL Deduction		92,842
ASSESSED VALUE		137,269
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		36,547
TOTAL JUST VALUE		230,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/755	5/07/2024	LE	U	I	14	100
GRANTOR: COTTRELL BOBBIE JACK						
GRANTEE: COTTRELL BOBBIE JAC						
1373/0204	11/21/2018	WD	Q	I	01	157,500
GRANTOR: ELDON & MAXINE J THIB						
GRANTEE: BOBBIE JACK & SHIRL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15FEP= W18 S7 E18 N7$ S7 W18 N7 W12 S36 E12 FOP= E4 N6 W4S6$ N6 E4 S6 E29 FGR= S6 E28N20 W28 S14$ N14 UOP= E8 N3 W8 S3$ N22$ FOP= N8 W45 S8 E45$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	27	18	486.00	UT	1.40	1.40	100	0	0	3	100	680	
3	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	22,500.00	30,937.50	30,938							

REVIEW DATE 02/28/2017 BY DF Total Acres: 1.62 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 08/21/2025 BY SYS