(AKA PRCL "B1" OF HILLCREST S/D
COMM NE COR OF NW1/4 OF SW1/4, R
FOR POB, RUN S 6 DG W 625.32 FT,

COTHRAN CHARLIE R/COTHRAN CECILIA L
281 SW BREEZY DR
LAKE CITY, FL 32025

2026

33-4S-17-08944-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	07	07

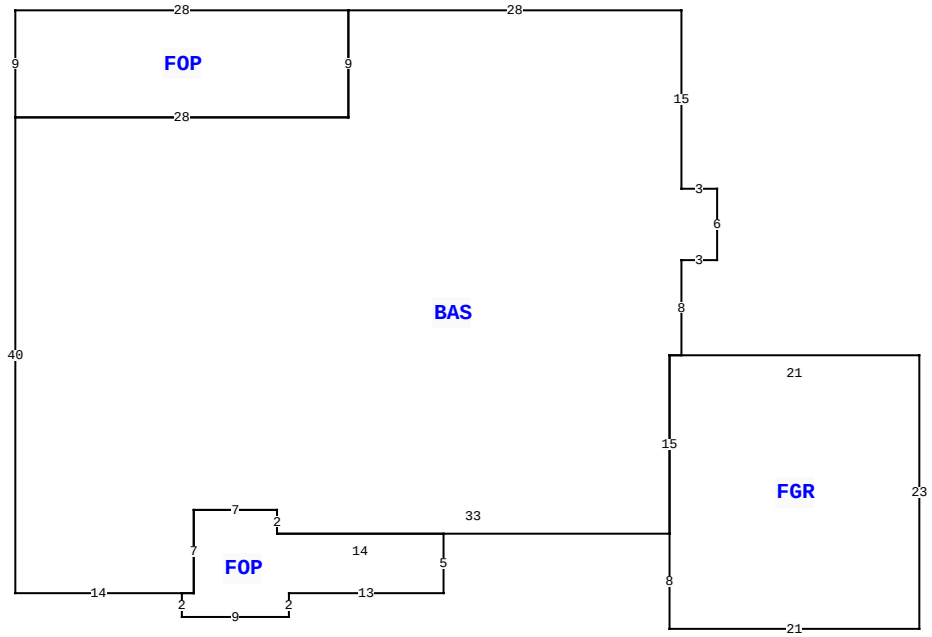
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 33417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100		2,276	270,483
FGR	483	55		266	31,612
FOP	137	30		41	4,873
FOP	252	30		76	9,032
TOTALS	3,148			2,659	316,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,659	119.2268	133.53	355,056	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 2276 HX Base Yr 2015



281 SW BREEZY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		316,000
TOTAL MARKET OB/XF VALUE		47,258
TOTAL LAND VALUE - MARKET		51,700
TOTAL MARKET VALUE		414,958
SOH/AGL Deduction		131,746
ASSESSED VALUE		283,212
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,490
TOTAL JUST VALUE		414,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052970	Additions	124,854	04/29/2025
39309	POOL	0	02/18/2020
32108	SFR	911	07/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1275/1838	5/30/2014	WD	Q	V	03	35,800

GRANTOR: HARRY E & CONNIE M GR
GRANTEE: CHARLIE R & CECILIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= W28 S9 E28 N9$ S9 W28 S40 E14 FOP= S2 E9 N2 E13 N5 W14 N2 W7 S7 W1$ E1 N7 E7 S2 E33 FGR= S8 E21 N23 W21 S15$ N15 E1 N8 E3 N6 W3 N15$.

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	0166	CONC,PAVMT	0	100	0	0	1,245.00	UT	2.00	2.00	100	2014	2014	3	100	2,490	
2	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00	70.00	100	2020	2020	3	91	38,730	
3	0166	CONC,PAVMT	0	100	11	29	319.00	UT	2.00	2.00	100	2020	2020	3	100	638	
4	0030	BARN,MT	0	100	24	25	600.00	UT	9.00	9.00	100	2020	2020	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 47,258

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		A-1	0.00	0.00	5.17	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,700							

REVIEW DATE 07/15/2020 BY ME Total Acres: 5.17 Total Land Value: 51,700 Market: 0 Agricultural: 0 Common: 51,700 PRINTED 11/18/2025 BY SYS