BEG NE COR OF SE1/4 OF NE1/4, RU 1227.72 FT, E 737.43 FT TO SEC L LINE APPROX 1227 FT TO POB. ALSO

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

2027

03-4S-16-02741-002

BUILDING CHARACTERISTICS

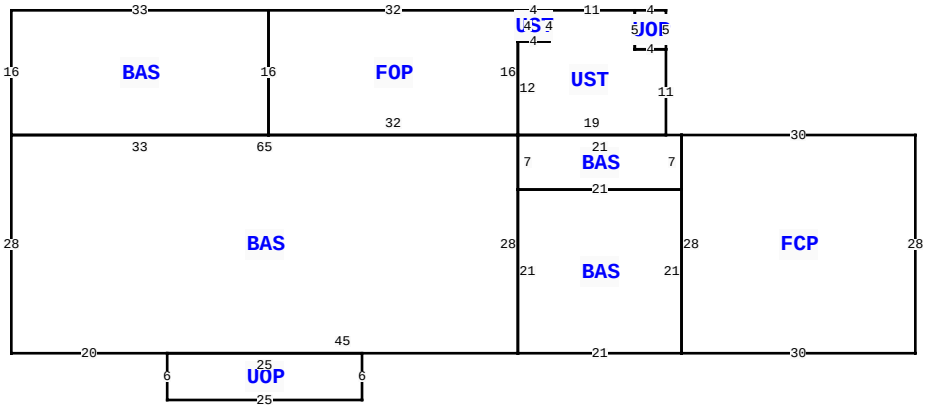
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	10,954
BAS	441	100		441	32,861
BAS	528	100		528	39,345
BAS	1,820	100		1,820	135,619
FCP	840	25		210	15,648
FOP	512	30		154	11,476
UOP	20	20		4	298
UOP	150	20		30	2,235
UST	16	45		7	521
UST	268	45		121	9,016
TOTALS	4,742			3,462	257,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,462	104.2150	114.64	396,884	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2936 HX Base Yr



333 SW COTTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,975
TOTAL MARKET OB/XF VALUE		22,336
TOTAL LAND VALUE - MARKET		140,700
TOTAL MARKET VALUE		297,975
SOH/AGL Deduction		103,183
ASSESSED VALUE		194,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,381
TOTAL JUST VALUE		421,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,691

SALE:1:3: GRANTEE.

SALE:1:2: & CREATING AN ESTATE BY THE ENTIRETIES I

SALE:1:1: ADDING HUSBAND'S NAME TO REMAINING PROPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046885	Roof Replacement	23,000	03/31/2023
18592	PUMP/UTPOL	30	08/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0995/0298	5/20/2003	WD	Q	I	06	100

GRANTOR: JAMES B PARRISH & GWE

GRANTEE: JAMES B PARRISH & G

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 BAS= N16 E33 FOP= E32 UST= E4 UST= E11 UOP= E4 S5 W4 N5$ S5 E4 S11 W19 N12 E4 N4$ S4 W4 N4$ S16 W32 N16$ S16 W33 $ S28 E20 UOP= S6E25 N6 W25 $ E45 BAS= E21 FCP= E30 N28 W30 S28$ N21 W21 S21$ N28$ BAS= S7 E21 N7 W21$.

LAND DESCRIPTION

TOTAL OB/XF 22,336

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	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 11/17/2026 BY SYS