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

2027

03-4S-16-02741-005

BUILDING CHARACTERISTICS

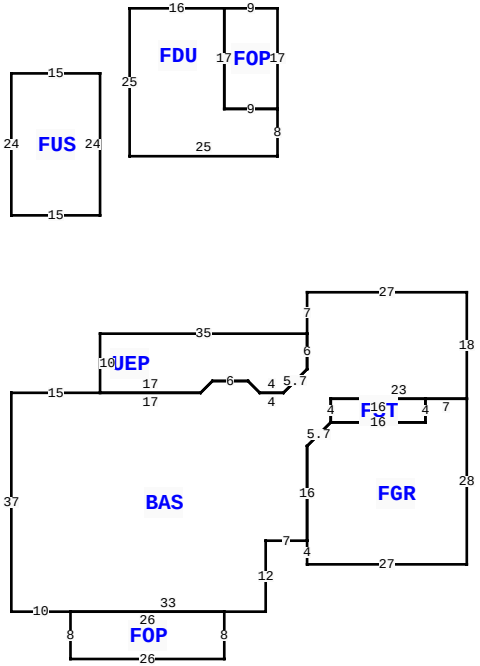
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	187,270
FDU	472	60		283	23,043
FGR	668	55		367	29,882
FOP	153	30		46	3,746
FOP	208	30		62	5,048
FST	64	55		35	2,849
FUS	360	100		360	29,312
UEP	326	60		196	15,958
TOTALS	4,551			3,649	297,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,649	110.6091	121.67	443,974	1998	1998	0	0	0	33.08	66.92

1 SINGLE FAM 100% - 2026 Heated Area: 2660 HX Base Yr 2026



175 SW COTTAGE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,107
TOTAL MARKET OB/XF VALUE		19,070
TOTAL LAND VALUE - MARKET		17,360
TOTAL MARKET VALUE		333,537
SOH/AGL Deduction		0
ASSESSED VALUE		333,537
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,126
TOTAL JUST VALUE		333,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,934

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	SALE PRICE
1543/495	6/19/2025	WD	U	I	30	472,000
GRANTOR: MORRELL'S INC						
GRANTEE: PARRISH COLTON						
1541/2476	5/31/2025	WD	U	I	11	100
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$.

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	1,440.00	UT	1.50	1.50	100	1998	1998	3	100	2,160	
2	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	30	1998	1998	3	30	10,710	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	800	
4	0282	POOL ENCL	0	100	0	0	700.00	UT	15.00	15.00	100	1998	1998	3	40	4,200	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 19,070

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	2.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	17,360							

REVIEW DATE 09/19/2025 BY TP Total Acres: 2.17 Total Land Value: 17,360 Market: 0 Agricultural: 0 Common: 17,360 PRINTED 11/17/2026 BY SYS