

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

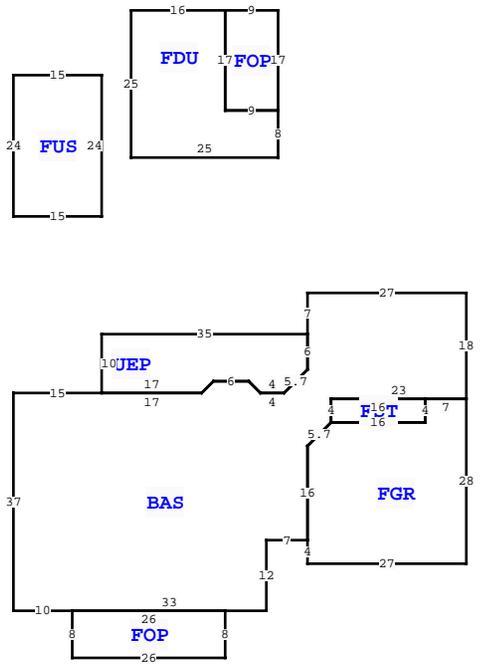
PARRISH COLTON/PARRISH CHARLOTTE  
175 SW COTTAGE GLN  
LAKE CITY, FL 32024

**2026**

03-4S-16-02741-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	12	HARDWOOD	70
Interior Floor	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
BAS	2,300	100	
FDU	472	60	
FGR	668	55	
FOP	153	30	
FOP	208	30	
FST	64	55	
FUS	360	100	
UEP	326	60	
TOTALS	4,551		

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	126.09	460,102	1998	1998	0	0	33.08	66.92
1 SINGLE FAM 0% - 2026 Heated Area: 2660 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		307,900	
TOTAL MARKET OB/XF VALUE		19,070	
TOTAL LAND VALUE - MARKET		17,360	
TOTAL MARKET VALUE		344,330	
SOH/AGL Deduction		0	
ASSESSED VALUE		344,330	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		344,330	
TOTAL JUST VALUE		344,330	
NCON VALUE		0	
INCOME VALUE		0	
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	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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1,440.00	UT	1.50	1.50	100
2	0280	POOL R/CON	0	0	15	34	510.00	UT	70.00	70.00	30
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
4	0282	POOL ENCL	0	0	0	0	700.00	UT	15.00	15.00	100
5	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												19,070												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	2.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	17,360							

BUILDING NOTES											
<p><b>BUILDING DIMENSIONS</b></p> <p>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\$.</p>											

LAND DESCRIPTION												TOTAL OB/XF				19,070								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	2.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	17,360							