

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

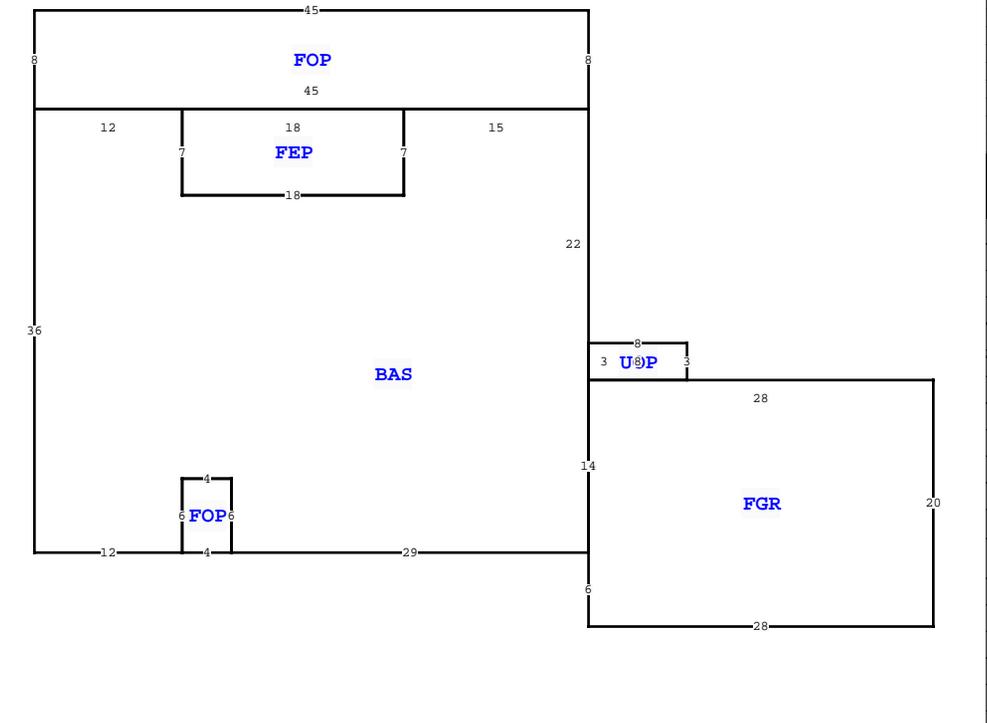
**2026**

03-4S-17-07592-303

BUILDING CHARACTERISTICS	
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	14 CARPET 80
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

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	35.00	65.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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		89,136	
ASSESSED VALUE		140,975	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		39,564	
TOTAL JUST VALUE		230,111	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,111	



QUALITY	CD				
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

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						

174 SE WILLOW DR, LAKE CITY

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

EXTRA FEATURES																
L N	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	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	27	18	486.00	UT	1.40	100	0	0	3	100	680	
3	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15FEP= W18 S7 E18 N7S S7 W18 N7 W12 S36 E12 FOP= E4 N6 W4S6S N6 E4 S6 E29 FGR= S6 E28N20 W28 S14S N14 UOP= E8 N3 W8 S3S N22S FOP= N8 W45 S8 E45S.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							