

LOT 3 EASTSIDE VILLAGE UNIT 3.
757-2489, PB 947-1512, DC 419-18

COTTRELL SHIRLEY MAE
174 SE WILLOW DR
LAKE CITY, FL 32025

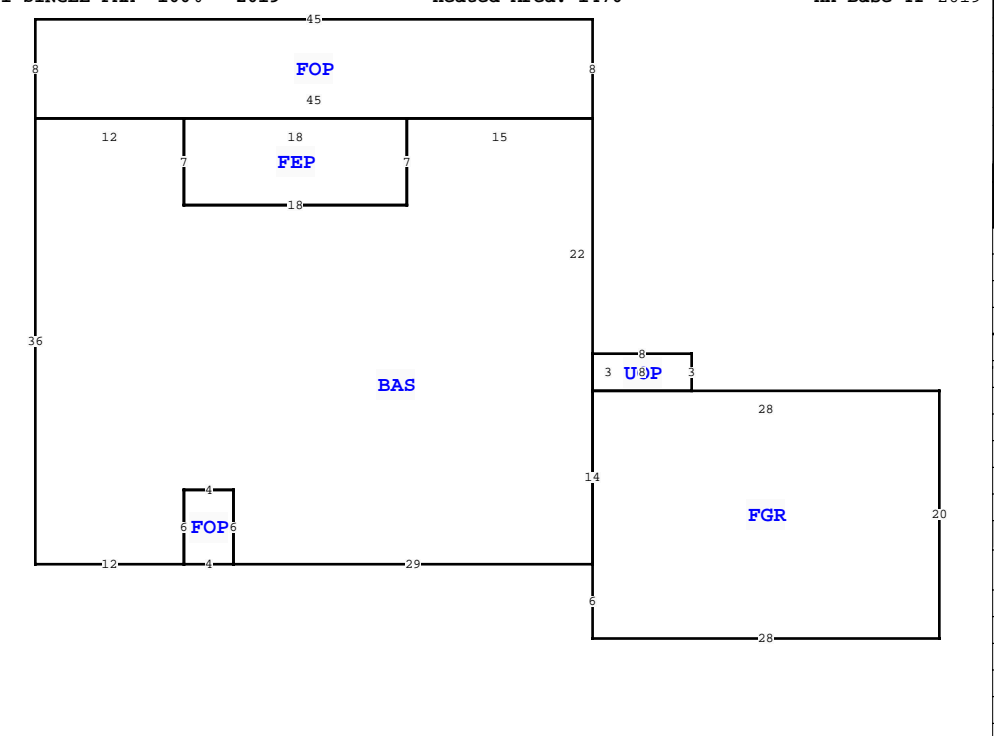
2026

03-4S-17-07592-303

ELEMENT	CD	CONSTRUCTION
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
Architectual	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 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	



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

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	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	27	486.00	UT	1.40	1.40	100	0	0	3	100	680	
3	0119	MASONRY WA	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

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							

REVIEW DATE 02/28/2017 BY DF																								
Total Acres: 1.62					Total Land Value: 30,938					Market: 0					Agricultural: 0					Common: 30,938				