

(AKA PRCL "B1" OF HILLCREST S/D
 COMM NE COR OF NW1/4 OF SW1/4, R
 FOR POB, RUN S 6 DG W 625.32 FT,

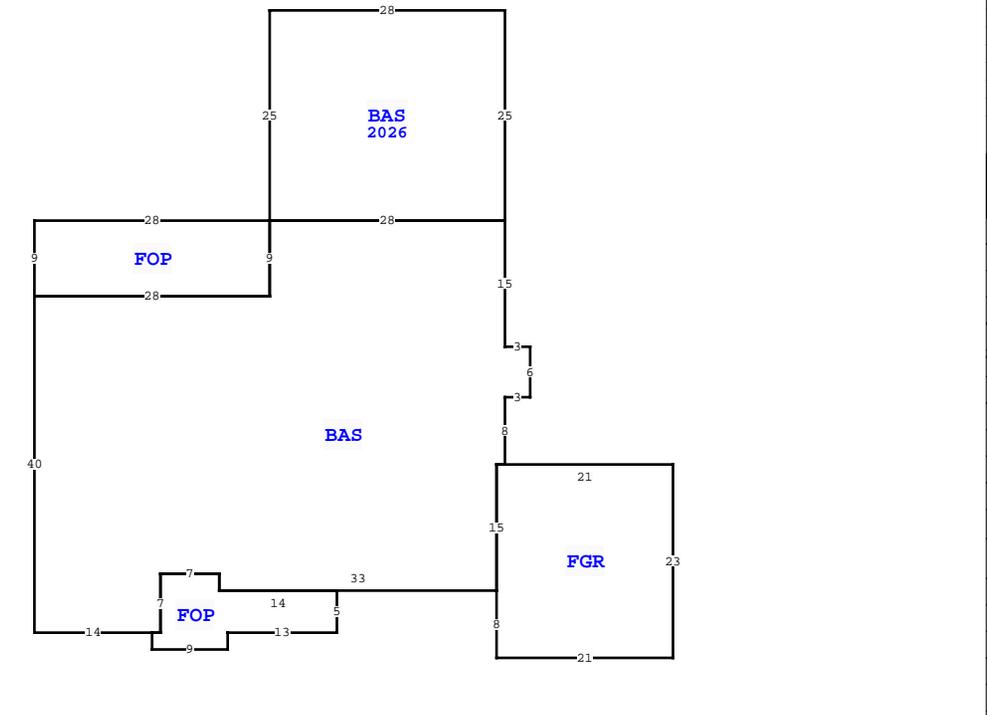
COTHRAN CHARLIE R/COTHRAN CECILIA L
 281 SW BREEZY DR
 LAKE CITY, FL 32025

2026

33-4S-17-08944-017


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,359	121.2112	138.18	464,147	2014	2014	0	0	11.00	89.00



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	33417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100		2,276	279,903
BAS	700	100	2026	700	86,086
FGR	483	55		266	32,713
FOP	137	30		41	5,042
FOP	252	30		76	9,347
TOTALS	3,848			3,359	413,091

281 SW BREEZY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
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	0166	CONC, PAVMT	0	100	0	1,245.00	UT	2.00	2.00	100	2014	2014	3	100	2,490	
2	0280	POOL R/CON	0	100	16	608.00	UT	70.00	70.00	100	2020	2020	3	91	38,730	
3	0166	CONC, PAVMT	0	100	11	319.00	UT	2.00	2.00	100	2020	2020	3	100	638	
4	0030	BARN, MT	0	100	24	600.00	UT	9.00	9.00	100	2020	2020	3	100	5,400	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			413,091	
TOTAL MARKET OB/XF VALUE			47,258	
TOTAL LAND VALUE - MARKET			67,210	
TOTAL MARKET VALUE			527,559	
SOH/AGL Deduction			153,714	
ASSESSED VALUE			373,845	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			322,434	
TOTAL JUST VALUE			527,559	
NCON VALUE			91,458	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			419,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052970	Additions	124,854	04/29/2025
39309	POOL	0	02/18/2020
32108	SFR	911	07/09/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1275/1838	5/30/2014	WD Q	Q	V	03	35,800

GRANTOR: HARRY E & CONNIE M GR
 GRANTEE: CHARLIE R & CECILIA

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W28 S9 W28 S40 E14 E1 N7 E7 S2 E33 N15 E1 N8 E3 N6 W3 N15 \$	
FGR=[ORIG=-1,44] S8 E21 N23 W21 S15 \$	
FOP=[ORIG=-28,0] W28 S9 E28 N9 \$	
FOP=[ORIG=-42,49] S2 E9 N2 E13 N5 W14 N2 W7 S7 W1 \$	
BAS=[YR=2026;ORIG=0,0] N25 W28 S25 E28 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 47,258																								
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		A-1	0.00	0.00	5.17	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,210							