(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
Quality	07	07

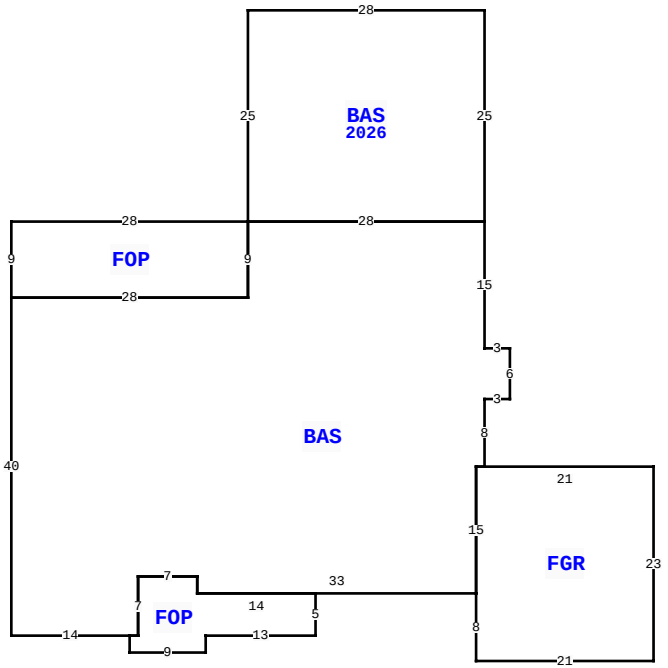
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 33417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100		2,276	275,001
BAS	700	100	2026	700	84,578
FGR	483	55		266	32,140
FOP	137	30		41	4,954
FOP	252	30		76	9,183
TOTALS	3,848			3,359	405,856

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	135.76	456,018	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 2976 HX Base Yr 2015



281 SW BREEZY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		405,856
TOTAL MARKET OB/XF VALUE		47,258
TOTAL LAND VALUE - MARKET		67,210
TOTAL MARKET VALUE		520,324
SOH/AGL Deduction		148,081
ASSESSED VALUE		372,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,832
TOTAL JUST VALUE		520,324
NCON VALUE		89,856
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	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 $
.

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	1,245.00	UT	2.00	2.00	100	2014	2014	3	100	2,490	
2	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00	70.00	100	2020	2020	3	91	38,730	
3	0166	CONC,PAVMT	0	100	11	29	319.00	UT	2.00	2.00	100	2020	2020	3	100	638	
4	0030	BARN,MT	0	100	24	25	600.00	UT	9.00	9.00	100	2020	2020	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 47,258

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	5.17	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,210							

REVIEW DATE BY Total Acres: 5.17 Total Land Value: 67,210 Market: 0 Agricultural: 0 Common: 67,210 PRINTED 06/19/2026 BY SYS