

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 2/6/2025

Parcel: << 33-4S-17-08944-017 (33000) >>

Owner & Property Info

Result: 3 of 11

Owner	COTHMAN CHARLIE R COTHMAN CECILIA L 281 SW BREEZY DR LAKE CITY, FL 32025		
Site	281 SW BREEZY DR, LAKE CITY		
Description*	(AKA PRCL B1 OF HILLCREST S/D UNREC DESC AS): COMM NE COR OF NW1/4 OF SW1/4, RUN E 1337.61 FT FOR POB, RUN S 6 DG W 625.32 FT, S 79 DG W 459.78 FT TO PT OF CURVE, RUN NW1/4 ALONG CURVE 217.49 FT, N 50 DG E 844.62 FT TO POB. WD 1275-1838,		
Area	5.17 AC	S/T/R	33-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$51,700	Mkt Land	\$51,700
Ag Land	\$0	Ag Land	\$0
Building	\$302,921	Building	\$302,921
XFOB	\$48,960	XFOB	\$48,960
Just	\$403,581	Just	\$403,581
Class	\$0	Class	\$0
Appraised	\$403,581	Appraised	\$403,581
SOH/10% Cap	\$136,367	SOH/10% Cap	\$128,618
Assessed	\$267,214	Assessed	\$274,963
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$217,214 city:\$0 other:\$0 school:\$242,214	Total Taxable	county:\$224,241 city:\$0 other:\$0 school:\$249,963

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/30/2014	\$35,800	1275 / 1838	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2014	2276	3148	\$302,921

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2014	\$2,490.00	1245.00	0 x 0
0280	POOL R/CON	2020	\$40,432.00	608.00	16 x 38
0166	CONC,PAVMT	2020	\$638.00	319.00	11 x 29
0030	BARN,MT	2020	\$5,400.00	600.00	24 x 25

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.170 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$51,700

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

