

(AKA PRCL "A2" HILLCREST UNR): C
NW1/4 OF SW1/4, RUN E 624.84 FT
712.77 FT, S 50 DG W 844.62 FT T

MCMANUS DUSTIN F/MCMANUS WHITNEY L
251 SW BREEZY DR
LAKE CITY, FL 32025

2026

33-4S-17-08944-012



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	13	LAM/VNLPLK 80			
Interior Floo	15	HARDTILE 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			
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	2,170	100		2,170	276,923
FGR	708	55		389	49,642
FOP	152	30		46	5,870
FOP	232	30		70	8,933
PTO	285	5		14	1,787
UST	360	45		162	20,673
TOTALS	3,907			2,851	363,829

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,851	121.2112	135.76	387,052	2019	2019	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020

Heated Area: 2170

HX Base Yr 2020

The floor plan diagram illustrates the layout of a building with the following rooms and dimensions:

- UST (Unsanitary Tank Room):** A rectangular room with dimensions 24 (width) by 15 (height).
- PTO (Pilot Tank Room):** A rectangular room with dimensions 19 (width) by 15 (height).
- FOP (Fuel Oil Room):** A rectangular room with dimensions 19 (width) by 8 (height).
- BAS (Bathroom):** A large rectangular room with dimensions 40 (width) by 12 (height).
- FGR (Furnace Room):** A rectangular room with dimensions 18 (width) by 15 (height).

The diagram also shows various connecting ducts and pipes with dimensions such as 13, 12, 6, 25, 23, 8, 4, 9, 10, 12, and 13.

BLD DATE		LGL DATE	
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