(AKA PRCL D, HILLCREST UNR): COM
RUN E ALONG S SEC LINE, 1820.91
N 9 DG E 1119.27 FT, E 366.35 FT

MCDANIEL PAUL/MCDANIEL LESLIE
2230 SE BAYA DR, STE 101
LAKE CITY, FL 32025

2026

33-4S-17-08944-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

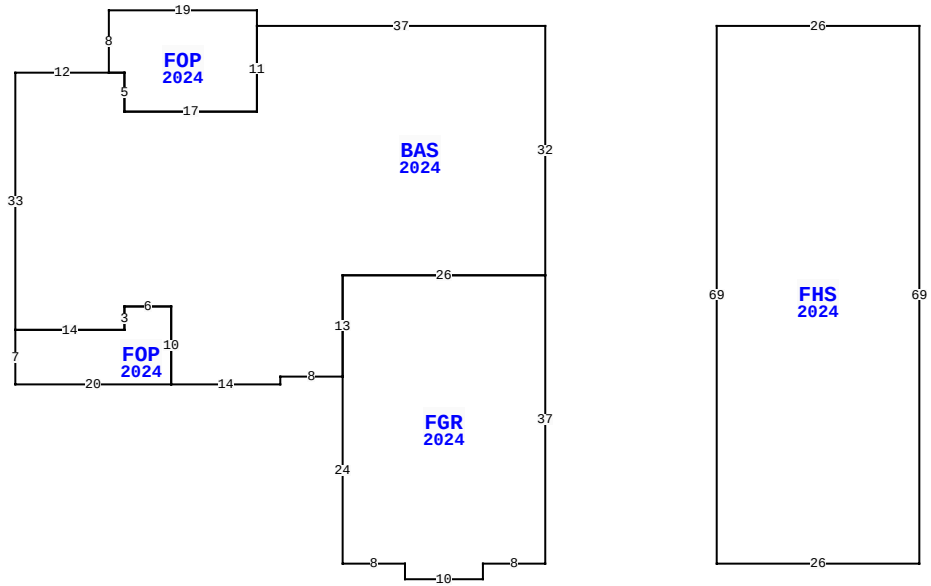
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,327	100	2024	2,327	305,924
FGR	982	55	2024	540	70,992
FHS	1,794	60	2024	1,076	141,458
FOP	158	30	2024	47	6,179
FOP	237	30	2024	71	9,335
TOTALS	5,498			4,061	533,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,061	119.7756	134.15	544,783	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 4121 HX Base Yr 2024



106 SW GUSTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		533,887
TOTAL MARKET OB/XF VALUE		17,280
TOTAL LAND VALUE - MARKET		93,280
TOTAL MARKET VALUE		644,447
SOH/AGL Deduction		5,685
ASSESSED VALUE		638,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		588,040
TOTAL JUST VALUE		644,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046328	New Residential C	350,000	01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/951	11/17/2022	WD	U	V	11	0
GRANTOR: HOLLINGSWORTH DONALD						
GRANTEE: MCDANIEL PAUL						
1479/1727	11/17/2022	WD	Q	I	01	165,000
GRANTOR: HOLLINGSWORTH DONALD						
GRANTEE: MCDANIEL PAUL						

BUILDING NOTES

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	0040	BARN,POLE	0	100	24	48	1,152.00	UT	15.00	15.00	100	2005	2005	3	100	17,280	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S33 E14 N3 E6 S10 E14 N1 E8 N13 E26 N32 W37 S11 W17 N5 W2 W12 $
FGR=[YR=2024;ORIG=102,36] S13 S24 E8 S2 E10 N2 E8 N37 W26 $
FOP=[YR=2024;ORIG=72,2] S8 E2 S5 E17 N11 N2 W19 $
FOP=[YR=2024;ORIG=60,43] S7 E20 N10 W6 S3 W14 $
FHS=[YR=2024;ORIG=150,4] S69 E26 N69 W26 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,280

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	10.91	AC		1.00	1.00	0.90	9,500.00	8,550.00	93,280							

REVIEW DATE 12/20/2023 BY HC Total Acres: 10.91 Total Land Value: 93,280 Market: 0 Agricultural: 0 Common: 93,280 PRINTED 11/18/2025 BY SYS