(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

2027

33-4S-17-08944-012

BUILDING CHARACTERISTICS

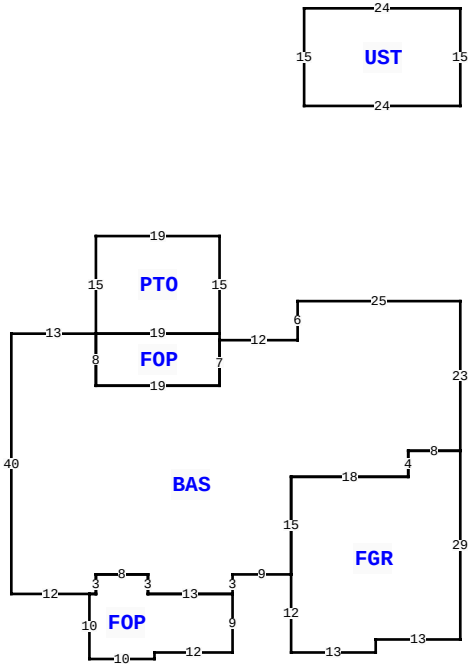
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	271,966
FGR	708	55		389	48,753
FOP	152	30		46	5,765
FOP	232	30		70	8,773
PTO	285	5		14	1,755
UST	360	45		162	20,303
TOTALS	3,907			2,851	357,317

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	133.33	380,124	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2170 HX Base Yr 2020



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

251 SW BREEZY DR, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	357,317
TOTAL MARKET OB/XF VALUE	32,555
TOTAL LAND VALUE - MARKET	66,430
TOTAL MARKET VALUE	456,302
SOH/AGL Deduction	105,898
ASSESSED VALUE	350,404
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	298,993
TOTAL JUST VALUE	456,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043002	Swimming Pool and	45,000	10/21/2021
37147	SFR	1,236	08/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1669	8/14/2018	WD	U	V	11	100
GRANTOR: DUSTIN F MCMANUS						
GRANTEE: DUSTIN F & WHITNEY						
1276/1598	6/24/2014	WD	Q	V	01	33,000
GRANTOR: HARRY E & CONNIE M GR						
GRANTEE: DUSTIN F MCMANUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S6 W12 FOP= N1 PTO= N15 W19 S15 E19$ W19 S8 E19 N7$ S7 W19 N8 W13 S40 E12 FOP= S10E10 N1 E12 N9 W13 N3 W8 S3 W1$ E1 N3 E8 S3 E13 N3 E9 FGR= S12 E13 N2 E13 N29 W8 S4 W18 S15$ N15 E18 N4 E8 N23$ PTR= N30 UST= N15 W24 S15 E24$ S30$.

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	814.00	UT	2.25	2.25	100	2019	2019	3	100	1,832	
2	0280	POOL R/CON	0	100	14	33	462.00	UT	70.00	70.00	100	2023	2022		95	30,723	

LAND DESCRIPTION

TOTAL OB/XF 32,555

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	5.11	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,430							

REVIEW DATE 09/21/2022 BY HC Total Acres: 5.11 Total Land Value: 66,430 Market: 0 Agricultural: 0 Common: 66,430 PRINTED 11/17/2026 BY SYS