

(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

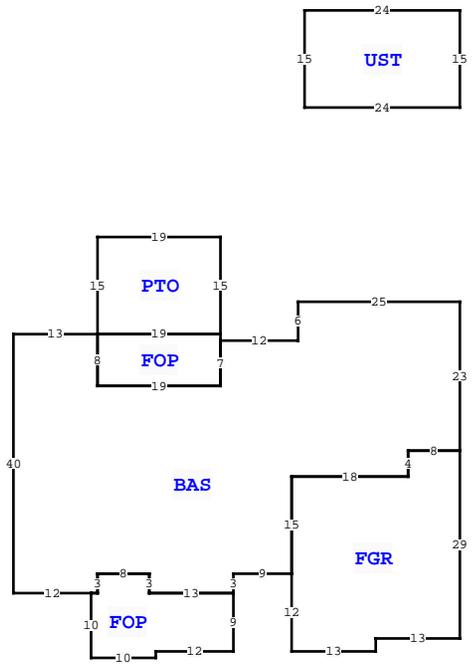
MCMANUS DUSTIN F/MCMANUS WHITNEY L
 251 SW BREEZY DR
 LAKE CITY, FL 32025

2026

33-4S-17-08944-012

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	80		
Interior Floor	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	281,860
FGR	708	55		389	50,527
FOP	152	30		46	5,975
FOP	232	30		70	9,093
PTO	285	5		14	1,819
UST	360	45		162	21,042
TOTALS	3,907			2,851	370,314

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	138.18	393,951	2019	2019	0	0	6.00	94.00
1 SINGLE FAM 100% - 2020 Heated Area: 2170 HX Base Yr 2020											



251 SW BREEZY DR, LAKE CITY

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

EXTRA FEATURES																
L N	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				1,832	
2	0280	POOL R/CON	0	100	14	33			462.00	UT	70.00				30,723	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		370,314	
TOTAL MARKET OB/XF VALUE		32,555	
TOTAL LAND VALUE - MARKET		66,430	
TOTAL MARKET VALUE		469,299	
SOH/AGL Deduction		129,101	
ASSESSED VALUE		340,198	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		288,787	
TOTAL JUST VALUE		469,299	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		452,001	

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\$.

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							