

(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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	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
BAS	2,327	100	2024
FGR	982	55	2024
FHS	1,794	60	2024
FOP	158	30	2024
FOP	237	30	2024
TOTALS	5,498		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
				Heated Area:	4121			HX Base Yr	2024		

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			543,399
TOTAL MARKET OB/XF VALUE			17,280
TOTAL LAND VALUE - MARKET			108,009
TOTAL MARKET VALUE			668,688
SOH/AGL Deduction			31,787
ASSESSED VALUE			636,901
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			585,490
TOTAL JUST VALUE			668,688
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						

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
1	0040	BARN, POLE	0	100	24	48		15.00	100	2005	2005

TOTAL OB/XF												17,280												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	11,000.00	9,900.00	108,009							

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

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 \$											