

(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

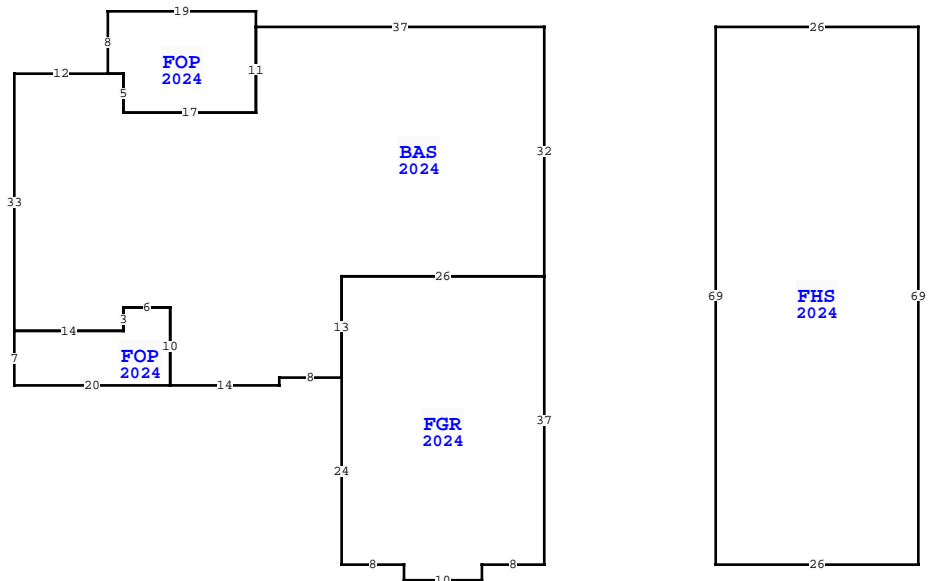
2026

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



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			108,009
TOTAL MARKET VALUE			659,176
SOH/AGL Deduction			22,275
ASSESSED VALUE			636,901
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			585,490
TOTAL JUST VALUE			659,176
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		BLD DATE		LGL DATE		LAND DATE		AG DATE													
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	0040	BARN, POLE	0	100	24	48		1,152.00	UT	15.00				15.00	100	2005	2005	3	100	17,280	

TOTAL OB/XF												17,280					
106 SW GUSTY GLN, LAKE CITY												BLD DATE		LGL DATE	05/06/2026	MLU	
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											
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 \$											

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			
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										