

COMM NW COR OF SEC, RUN S 855.43
FAIRFIELD RD, E 30.42 FT TO POB,
248.98 FT, N 741.93 FT TO S R/W

MCDANIEL ERIC E/MCDANIEL KAREN
255 NW SUNSET HILL CT
LAKE CITY, FL 32055

2026

20-3S-16-02204-001



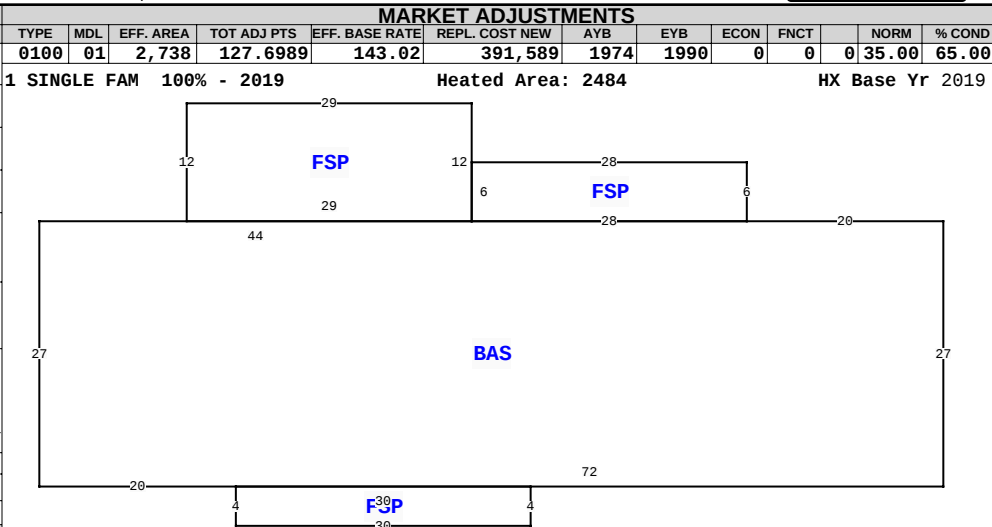
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	21	STONE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 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
		01

NEIGHBORHOOD/LOC					
20316.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100		2,484	230,920
FSP	120	40		48	4,462
FSP	168	40		67	6,228
FSP	348	40		139	12,922
TOTALS	3,120			2,738	254,533

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00
2	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00
3	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00
4	0060	CARPORT F	0	100	18	20		360.00	UT 5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00



255 NW SUNSET HILL CT, LAKE CITY

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

TOTAL OB/XF									
5,800									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		254,533	
TOTAL MARKET OB/XF VALUE		5,800	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		275,333	
SOH/AGL Deduction		78,941	
ASSESSED VALUE		196,392	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		145,670	
TOTAL JUST VALUE		275,333	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1497/1835	5/30/2023	WD	U	I	11	100	
GRANTOR: CAMPA FAMILY LIVING T							
GRANTEE: MCDANIEL ERIC E							
1486/832	2/13/2023	WD	U	I	39	100,000	
GRANTOR: MCDANIEL ERIC E							
GRANTEE: CAMPA FAMILY LIVING							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W20 FSP= N6 W28 S6 E28\$ W28 FSP= N12 W29 S12 E29\$ W44 S27 E20 FSP= S4 E30 N4 W30\$ E72 N27\$.									