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

2027

20-3S-16-02204-001

BUILDING CHARACTERISTICS

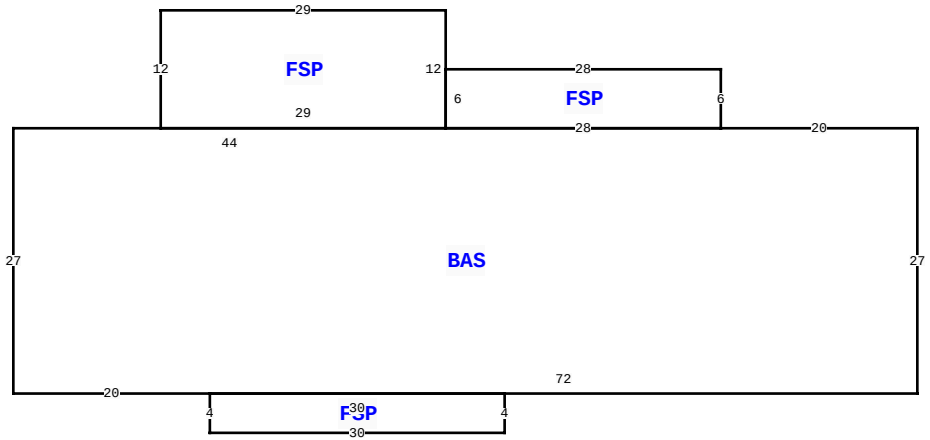
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	226,803
FSP	120	40		48	4,383
FSP	168	40		67	6,117
FSP	348	40		139	12,691
TOTALS	3,120			2,738	249,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,738	127.6989	140.47	384,607	1974	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2484 HX Base Yr 2019



255 NW SUNSET HILL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		249,995
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		273,795
SOH/AGL Deduction		72,100
ASSESSED VALUE		201,695
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,284
TOTAL JUST VALUE		273,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,333

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS