

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

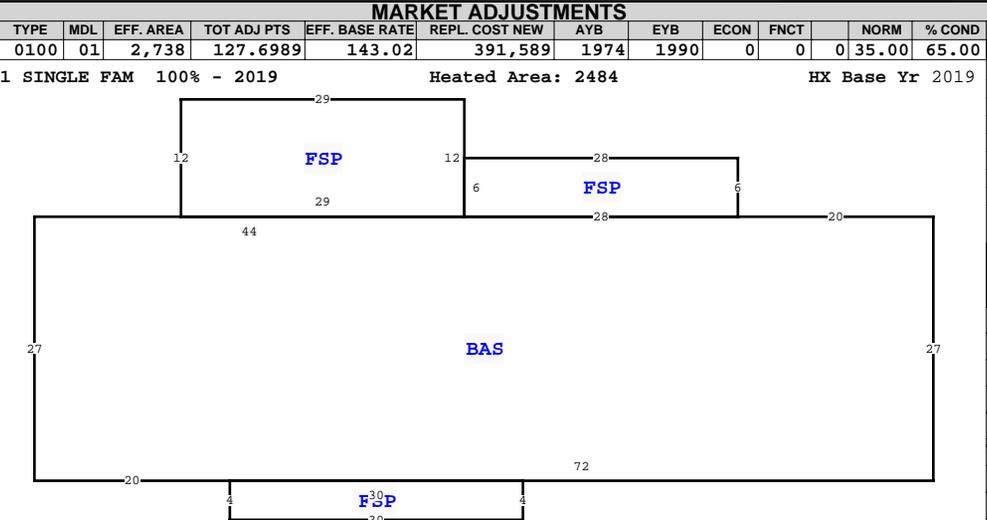
MCDANIEL ERIC E/MCDANIEL KAREN
 255 NW SUNSET HILL CT
 LAKE CITY, FL 32055

2026

20-3S-16-02204-001



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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06



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

255 NW SUNSET HILL CT, LAKE CITY

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

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

TOTAL OB/XF 5,800

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

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		254,533
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		278,333
SOH/AGL Deduction		82,513
ASSESSED VALUE		195,820
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,409
TOTAL JUST VALUE		278,333
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\$.