

COMM NW COR OF SEC, S 855.43 FT
 FAIRFIELD RD & POB, CONT 2 377.5
 FT, N TO S R/W OF SAID RD, NW AL

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

2026

20-3S-16-02204-006


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 29,600 TOTAL MARKET VALUE 29,600 SOH/AGL Deduction 0 ASSESSED VALUE 29,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 29,600 TOTAL JUST VALUE 29,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 27,750																	
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED									
MAP NUM																																							
NEIGHBORHOOD/LOC		20316.00 1.00/																		SALES DATA																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																	
																1521/2024	8/14/2024	WD	U	V	12	20,000																	
																				GRANTOR: CAMPA FAMILY LIVING T										GRANTEE: MCDANIEL ERIC E									
																				BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
																				04/20/2026										MLU									
TOTALS																																							
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	Q	% COND	OB/XF MKT VALUE	NOTES	BUILDING NOTES																						
																	BUILDING DIMENSIONS																						
LAND DESCRIPTION										TOTAL OB/XF										0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.85	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,600																						
REVIEW DATE 04/20/2026 BY MLU Total Acres: 1.85 Total Land Value: 29,600 Market: 0 Agricultural: 0 Common: 29,600 PRINTED 05/15/2026 BY SYS																																							