LOT 2 BLOCK 1 QUAIL HEIGHTS S/D.
587-451, 712-852, 744-343, 747-8

LLSS REAL ESTATE LLC
8396 ODIS YARBOROUGH RD
GLEN SAINT MARY, FL 32040

2026

01-4S-16-02709-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

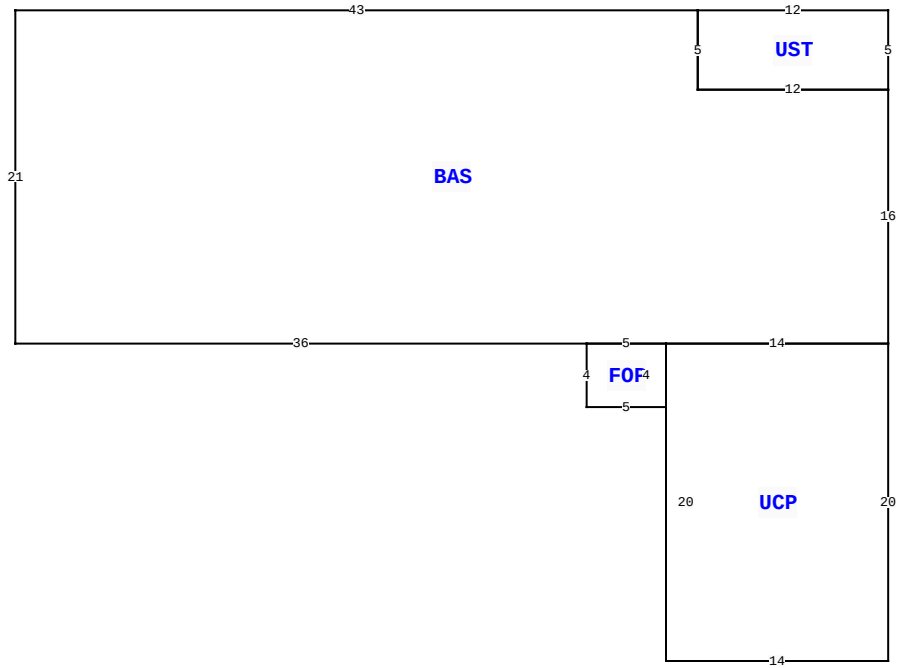
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 1416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100		1,095	63,887
FOP	20	30		6	350
UCP	280	20		56	3,268
UST	60	45		27	1,576
TOTALS	1,455			1,184	69,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,184	80.1414	89.76	106,276	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1095 HX Base Yr



1895 SW LESLIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,079
TOTAL MARKET OB/XF VALUE	320
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	87,899
SOH/AGL Deduction	0
ASSESSED VALUE	87,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,899
TOTAL JUST VALUE	87,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052829	Electrical Servic		04/04/2025
000050551	Roof Replacement	6,300	08/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1534	5/07/2025	WD	U	I	11	100
GRANTOR: SCAMMACCA PAUL						
GRANTEE: LLSS REAL ESTATE LL						
1520/930	7/29/2024	WD	Q	I	01	100,000
GRANTOR: ADT INSPECTIONS LLC						
GRANTEE: SCAMMACCA PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S21 E36 FOP= S4 E5 N4 W5$ E5UCP= S20 E14 N20 W14$ E14 N16 UST= N5 W12 S5 E12$ W12 N5$.

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	0296	SHED METAL	0	0	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/16/2025 BY TW Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS