COMM SW COR OF SEC, N 1321.78 FT
FOR POB, NE 422.04 FT TO S R/W O
ALONG R/W 210 FT, SW 316.09 FT,

KAMAC PROPERTIES LLC
4078 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

30-3S-16-02403-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

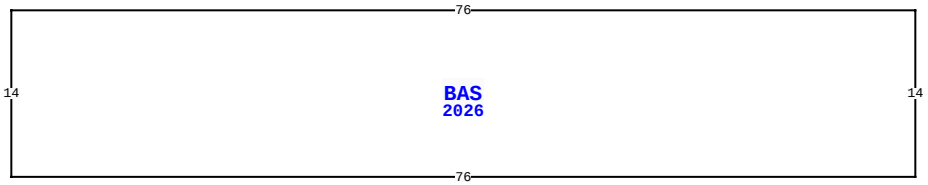
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2026	1,064	53,025
TOTALS	1,064			1,064	53,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,064	110.5000	90.61	96,409	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1064 HX Base Yr



7860 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,025
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	28,280
TOTAL MARKET VALUE	84,305
SOH/AGL Deduction	1,742
ASSESSED VALUE	82,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,563
TOTAL JUST VALUE	84,305
NCON VALUE	53,025
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052820	Mobile Home		04/03/2025
25981	M H	342	07/03/2007
24868	M H	0	08/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1836	1/26/2023	WD	U	I	11	100
GRANTOR: FLOYD WILLIAM H						
GRANTEE: KAMAC PROPERTIES LL						
1479/2476	11/01/2022	QC	U	V	11	100
GRANTOR: FLOYD WILLIAM H						
GRANTEE: KAMAC PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,7] E76 S14 W76 N14 $
.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.77	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,780							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	3,500							

REVIEW DATE 10/15/2025 BY randall Total Acres: 2.02 Total Land Value: 28,280 Market: 0 Agricultural: 0 Common: 28,280 PRINTED 11/18/2025 BY SYS