LOT 23 BLOCK WEST COLUMBIA EAST-
605-189, 812-742, DC 1296-716, Q

AAC HOLDINGS LLC
226 SW STAFFORD CT
LAKE CITY, FL 32024

2026

35-5S-16-03755-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

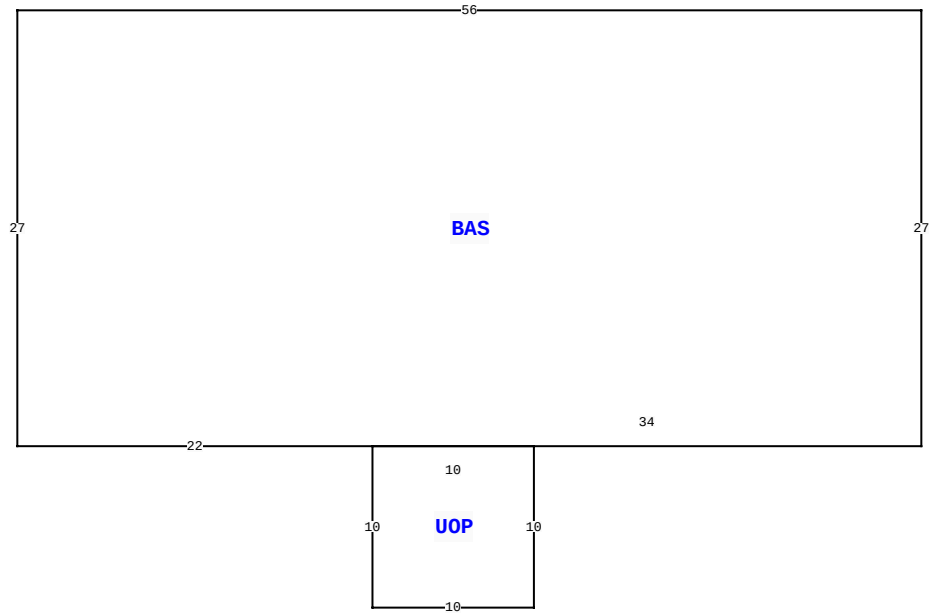
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
UOP	100	25		25	1,472
TOTALS	1,612			1,537	90,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,537	113.9000	107.07	164,567	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1512 HX Base Yr



4522 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,512
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	121,612
SOH/AGL Deduction	0
ASSESSED VALUE	121,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,612
TOTAL JUST VALUE	121,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27280	M H	421	08/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1540/1912	5/07/2025	WD	U	I	37	55,000
GRANTOR: SMITH SYBILETTE						
GRANTEE: AAC HOLDINGS LLC						
1461/1835	3/03/2022	QC	U	I	11	100
GRANTOR: SMITH EDWARD JR						
GRANTEE: SMITH SYBILETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E22 UOP= S10 E10 N10 W10$ E34 N27$.

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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 09/10/2025 BY TP Total Acres: 4.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2025 BY SYS