N DIV: BEG SW COR, RUN E 75.02 F
W 78 FT, S 74.2 FT TO POB. BLOCK

LLSS REAL ESTATE LLC
8369 ODIS YARBOROUGH RD
GLEN SAINT MARY, FL 32040

2027

00-00-00-12202-000

BUILDING CHARACTERISTICS

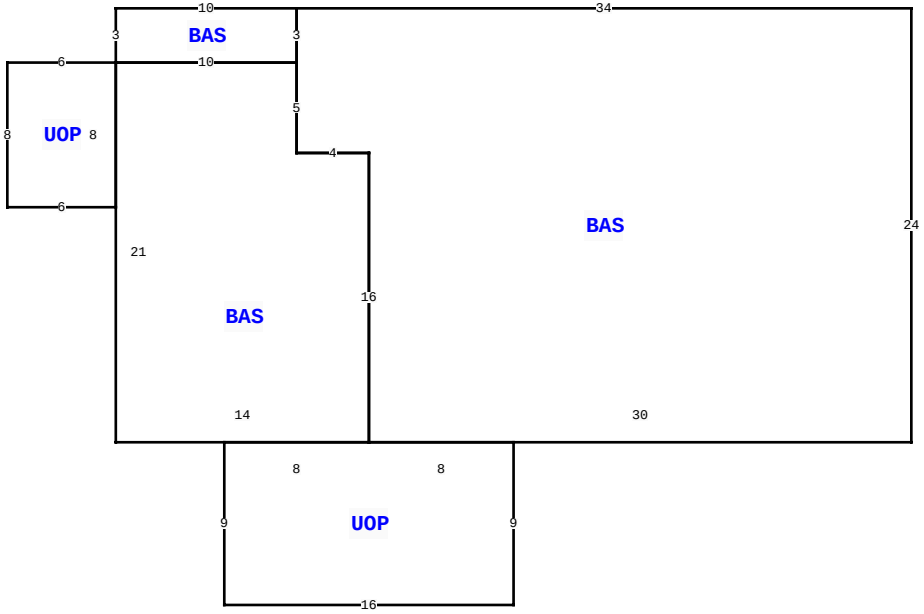
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100		30	1,975
BAS	274	100		274	18,034
BAS	752	100		752	49,496
UOP	48	20		10	658
UOP	144	20		29	1,909
TOTALS	1,248			1,095	72,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,095	92.0550	101.26	110,880	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1056 HX Base Yr



396 NW GARNET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	72,072
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	8,490
TOTAL MARKET VALUE	80,862
SOH/AGL Deduction	0
ASSESSED VALUE	80,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,862
TOTAL JUST VALUE	80,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1536	5/07/2025	WD	U	I	30	63,600
GRANTOR: SCAMMACCA PAUL						
GRANTEE: LLSS REAL ESTATE LL						
1533/2569	2/07/2025	WD	Q	I	01	85,000
GRANTOR: ROBERTS ERIC MATTHEW						
GRANTEE: SCAMMACCA PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 BAS= W10 S3 E10 N3$S3 BAS= W10UOP= W6 S8 E6 N8$S21 E14 N16 W4 N5$ S5 E4 S16 UOP= W8 S9 E16 N9 W8$ E30 N24$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 300

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	5,660.00	SF		1.00	1.00	1.00	1.50	1.50	8,490							

REVIEW DATE 04/02/2025 BY TP Total Acres: 0.13 Total Land Value: 8,490 Market: 0 Agricultural: 0 Common: 8,490 PRINTED 11/17/2026 BY SYS