

S DIV: COMM SW COR OF SE1/4 OF S
 162.12 FT ALONG BLK 313 FOR POB,
 FT TO E LINE MCFARLANE AVE, N AL

AAC HOLDINGS LLC
 248 SW CREST GLN
 LAKE CITY, FL 32024

2026

00-00-00-13987-002


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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 20,324 TOTAL LAND VALUE - MARKET 22,200 TOTAL MARKET VALUE 42,524 SOH/AGL Deduction 0 ASSESSED VALUE 42,524 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,524 TOTAL JUST VALUE 42,524 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,524																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1521/1570</td> <td>6/30/2024</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: LEO PROPERTY GROUP, L GRANTEE: AAC HOLDINGS LLC 1463/1427 4/04/2022 WD Q I 01 55,000 GRANTOR: TURNER JEB STUART GRANTEE: LEO PROPERTY GROUP,										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1521/1570	6/30/2024	QC	U	I	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1521/1570	6/30/2024	QC	U	I	11	100																																					
TOTALS EXTRA FEATURES										876 SW ALAMO DR, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/21/2023 MLU																							
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																										
1	0120	CLFENCE 4	0	0	0	0	72.00	UT	4.50	4.50	100	1993	1993	3	100	324																											
2	0285	SALVAGE	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2023	2022		100	20,000																											
										TOTAL OB/XF 20,324																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0700	C	MISC RES	0		*RSF	235.00	401.00	1.20	AC		1.00	1.00	1.00	18,500.00	18,500.00	22,200																										
REVIEW DATE 09/09/2016 BY DF Total Acres: 1.24 Total Land Value: 22,200 Market: 0 Agricultural: 0 Common: 22,200 PRINTED 06/23/2026 BY SYS																																											