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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

876 SW ALAMO DR, 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: 1	Tax Dist:
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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1570	6/30/2024	QC	U	I	11	100
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,						

BUILDING NOTES

BUILDING DIMENSIONS

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	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	

LAND DESCRIPTION

TOTAL OB/XF 20,324

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	0700	C	MISC RES	0		*RSF-2	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 05/08/2026 BY SYS