

BEG SE COR OF SE1/4 OF NW1/4 OF  
 FT TO S R/W OF US-90, NW ALONG R  
 26 DEG W 302.38 FT, E 462.76 FT

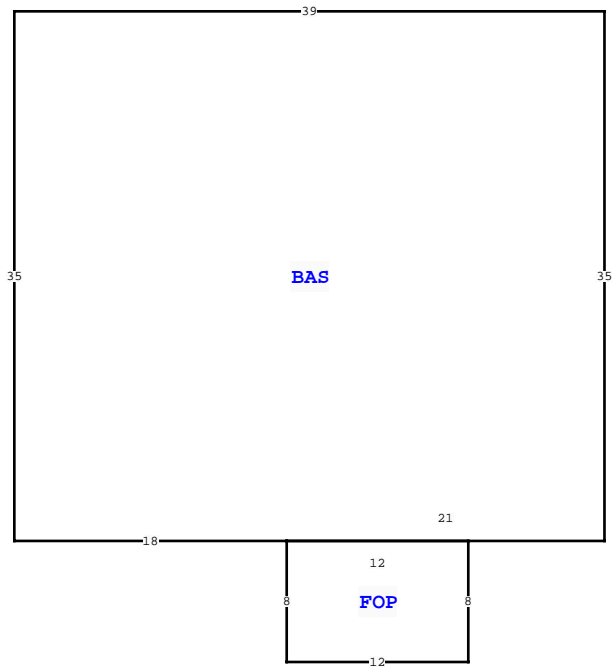
KAMAC PROPERTIES LLC  
 5556 NW LAKE JEFFERY RD  
 LAKE CITY, FL 32055

**2026**

30-3S-16-02403-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		4 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,365	100	
FOP	96	30	
TOTALS	1,461		
TOTALS		1,394	30,494

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,394	55.8000	62.50	87,125	1958	1958		0	0	30	35.00	35.00
1 SINGLE FAM 0% - 2026 Heated Area: 1365 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	30,494		
TOTAL MARKET OB/XF VALUE	580		
TOTAL LAND VALUE - MARKET	30,880		
TOTAL MARKET VALUE	61,954		
SOH/AGL Deduction	0		
ASSESSED VALUE	61,954		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	61,954		
TOTAL JUST VALUE	61,954		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	58,094		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052771	Electrical Servic		03/31/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/975	5/30/2025	WD	U	I	11	100
GRANTOR: BRIDGEWATER ERICA						
GRANTEE: KAMAC PROPERTIES LL						
1537/1320	4/09/2025	WD	U	I	11	100
GRANTOR: AAJM HOLDINGS LLC						
GRANTEE: BRIDGEWATER ERICA						

EXTRA FEATURES																
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	0296	SHED METAL	0	0	8	10	80.00	UT	3.50	100	2000	2000	3	100	280	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	100	2000	2000	3	100	300	
TOTALS														580		

BUILDING NOTES													
7790 W US HIGHWAY 90 , LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/20/2026 MLU													

BUILDING DIMENSIONS													
BAS= W39 S35 E18 FOP= S8 E12 N8 W12\$ E21 N35\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.93	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,880							