

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

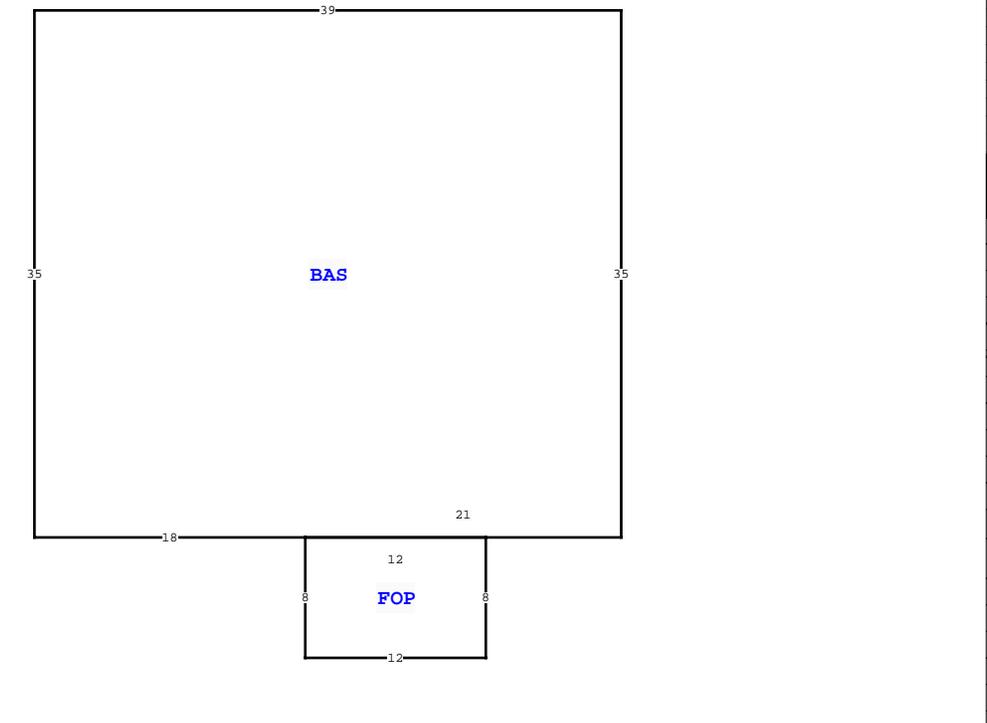
KAMAC PROPERTIES LLC
 5556 NW LAKE JEFFERY RD
 LAKE CITY, FL 32055

2026

30-3S-16-02403-001


| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |

| 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 | 63.61 | 88,672 | 1958 | 1958 | | 0 | 0 | 30 | 35.00 | 35.00 |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,365 | 100 | | 1,365 | 30,390 |
| FOP | 96 | 30 | | 29 | 646 |
| TOTALS | 1,461 | | | 1,394 | 31,035 |

7790 W US HIGHWAY 90 , LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 |
| INC DATE | | AG DATE | MLU |

| 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 | 3.50 | 100 | 2000 | 2000 | 3 | 100 | 280 | |
| 2 | 0120 | CLFENCE | 4 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 300 | |

TOTAL OB/XF 580

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 31,035 |
| TOTAL MARKET OB/XF VALUE | | | 580 |
| TOTAL LAND VALUE - MARKET | | | 30,880 |
| TOTAL MARKET VALUE | | | 62,495 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 62,495 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 62,495 |
| TOTAL JUST VALUE | | | 62,495 |
| 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 | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

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