

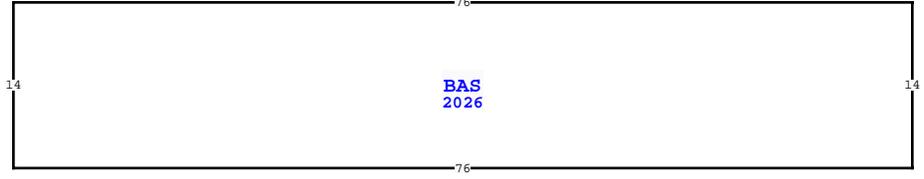
COMM SW COR OF SEC, N 1321.78 FT
FOR POB, NE 422.04 FT TO S R/W O
ALONG R/W 210 FT, SW 316.09 FT,

KAMAC PROPERTIES LLC
4078 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

30-3S-16-02403-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	00	N/A	50
Interior Floor	08	SHT VINYL	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	2026
TOTALS	1,064		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MANUF	1	0%	- 2026	88.18	93,824	1995	1995	0	0	45.00	55.00		
Heated Area: 1064 HX Base Yr														
														
7860 W US HIGHWAY 90 , LAKE CITY														
				BLD DATE					LGL DATE	04/20/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,603
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			32,320
TOTAL MARKET VALUE			86,923
SOH/AGL Deduction			5,782
ASSESSED VALUE			81,141
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,141
TOTAL JUST VALUE			86,923
NCON VALUE			51,603
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			31,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052820	Mobile Home		04/03/2025
25981	M H	342	07/03/2007
24868	M H	0	08/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1836	1/26/2023	WD	U	I	11	100
GRANTOR: FLOYD WILLIAM H						
GRANTEE: KAMAC PROPERTIES LL						
1479/2476	11/01/2022	QC	U	V	11	100
GRANTOR: FLOYD WILLIAM H						
GRANTEE: KAMAC PROPERTIES LL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=17,7] E76 S14 W76 N14 \$	

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	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000	

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.77	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,320							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.25	AC		1.00	1.00	1.00	16,000.00	16,000.00	4,000							