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

AAJM HOLDINGS LLC
5556 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2025

30-3S-16-02403-001

BUILDING CHARACTERISTICS

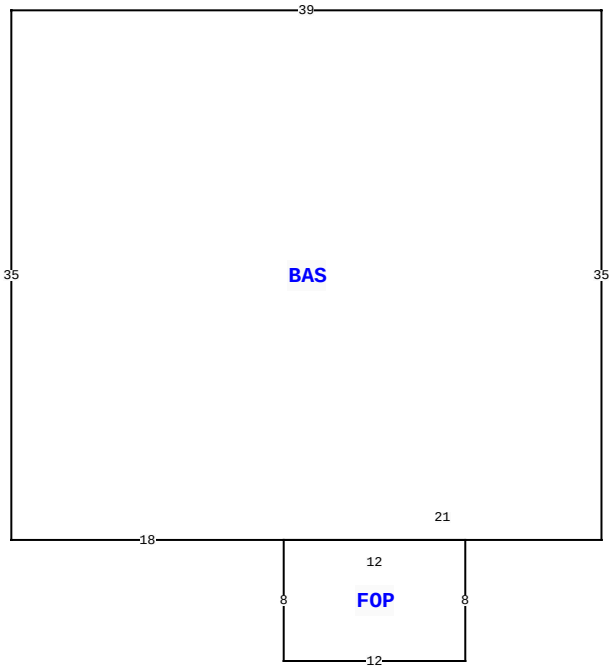
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
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	27,991
FOP	96	30		29	595
TOTALS	1,461			1,394	28,586

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	58.59	81,674	1958	1958	0	0	30	35.00	35.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1365 HX Base Yr



7790 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,586
TOTAL MARKET OB/XF VALUE	580
TOTAL LAND VALUE - MARKET	20,458
TOTAL MARKET VALUE	49,624
SOH/AGL Deduction	0
ASSESSED VALUE	49,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,624
TOTAL JUST VALUE	49,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1231	3/11/2025	WD	U	I	11	100
GRANTOR: KAMAC PROPERTIES, LLC						
GRANTEE: AAJM HOLDINGS LLC						
1462/896	3/18/2022	WD	Q	I	01	45,000
GRANTOR: FLOYD WILLIAM						
GRANTEE: KAMAC PROPERTIES, L						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 580

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	0100	C	SFR	0		A-1	0.00	0.00	1.93	AC		1.00	1.00	1.00	10,600.00	10,600.00	20,458							

REVIEW DATE 09/12/2018 BY KR Total Acres: 1.93 Total Land Value: 20,458 Market: 0 Agricultural: 0 Common: 20,458 PRINTED 03/19/2025 BY SYS