

SPT WAH WINDSONG II LLC/C/O RYAN LLC
200 E BROWARD BLVD, SUITE 141
FT LAUDERDALE, FL 33301

02-4S-16-02712-006



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG. 80

Exterior Wall

16

WD FR STUC 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

1

100

Bathrooms

1

100

Frame

02

WOOD FRAME 100

Story Height

8

100

RMS

0

100

Stories

3.

3. 100

Units

32

100

Condition Adj

03

03 100

Kitchen Adjus

01

01 100

Quality

05

05

DOR CODE

0300

MULTI-FAM 10+

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

2416.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

8,328

100

8,328

452,931

FOP

3,840

30

1,152

62,653

FUS

13,880

100

13,880

754,885

TOTALS

26,048

23,360

1,270,469

EXTRA FEATURES

612 SW SYMPHONY LOOP, LAKE CITY

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

0260

PAVEMENT -A

0

0

0

0

116,785.00

UT

1.10

1.10

100

2002

2002

3

100

128,464

2

0169

FENCE/WOOD

0

0

0

0

880.00

UT

7.50

7.50

100

2002

2002

3

100

6,600

3

0253

LIGHTING

0

0

0

0

17.00

UT

800.00

800.00

100

2002

2002

3

100

13,600

4

0160

CLFENCE 10

0

0

0

0

264.00

UT

8.50

8.50

100

2002

2002

3

100

2,244

5

0164

CONC BIN

0

0

30

15

450.00

UT

8.50

8.50

100

2002

2002

3

100

3,825

6

0169

FENCE/WOOD

0

0

0

0

350.00

UT

7.50

7.50

100

2002

2002

3

100

2,625

7

0166

CONC, PAVMT

0

0

0

0

20,628.00

UT

2.00

2.00

100

2002

2002

3

100

41,256

8

0270

POOL COMM

0

0

0

0

1,445.00

UT

35.00

35.00

100

2002

2002

3

100

50,575

9

0295

SPKLR SYS

0

0

0

0

150,315.00

UT

1.50

1.50

100

2002

2002

3

100

225,473

LAND DESCRIPTION

TOTAL OB/XF

474,662

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

0300

C

MULTI -FAM

0

*RMF-2

0.00

0.00

9.88

AC

1.00

1.00

1.00

35,500.00

35,500.00

350,740

2

9630

C

SWAMP

0

0.00

0.00

1.00

AC

1.00

1.00

1.00

1,400.00

1,400.00

1,400

REVIEW DATE

08/25/2023

BY

JB

Total Acres:

10.88

Total Land Value:

100

Market:

0

Agricultural:

0

Common:

100

PRINTED 08/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2500

03

23,360

99.6550

71.75

1,676,080

2002

2002

0

0

24.20

75.80

1 M/FAM ROW

0%

- 0

Heated Area: 22208

HX Base Yr

VALUATION BY

RECONCILE

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

3,599,900

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

100

TOTAL MARKET VALUE

3,600,000

SOH/AGL Deduction

0

ASSESSED VALUE

3,600,000

TOTAL EXEMPTION VALUE

84

3,292,105

BASE TAXABLE VALUE

307,895

TOTAL JUST VALUE

3,600,000

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

3,600,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

1302/2730

10/20/2015

WD Q

I

01

4,415,900

GRANTOR:TWC SIXTY-FIVE LTD

GRANTEE:SPT WAH WINDSONG II

0942/0928

12/17/2001

TD

Q

V

587,600

GRANTOR:DANIEL CRAPPS AS TRUS

GRANTEE:TWC SIXTY-FIVE LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S6 W30 N6 W13 FOP= N5 W8 S5 BAS= W13 S6 W30 N6 W13FOP= N5 W8 S5 BAS= W13 S6 W30 N6 W13 S14 FOP= W6 S28 E6 N28\$ S42 E13 N6E30 S6 E13 N56\$

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200 E BROWARD BLVD, SUITE 141
FT LAUDERDALE, FL 33301

02-4S-16-02712-006



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG. 80

Exterior Wall16WD FR STUC 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame Story Height02WOOD FRAME 100

RMS8100
0100

Stories Units3.3.100
24100

Condition Adj0303100

Kitchen Adjus0101100

Quality0505

DOR CODE0300MULTI-FAM 10+

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC2416.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,9481001,948108,972

BAS1,9481001,948108,972

BAS3,8961003,896217,944

FOP592301789,957

FOP592301789,957

FOP592301789,957

FOP592301789,957

FOP592301789,957

FOP592301789,957

FUS1,9481001,948108,972

TOTALS26,92824,444367,407

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEARE ONYEARE ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

25000324,444102.505073.801,803,967200220020024.2075.80

M/FAM ROW 0% - 0Heated Area: 23376HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 2 of 7

1

VALUATION BYRECONCILE

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE3,599,900

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET100

TOTAL MARKET VALUE3,600,000

SOH/AGL Deduction0

ASSESSED VALUE3,600,000

TOTAL EXEMPTION VALUE843,292,105

BASE TAXABLE VALUE307,895

TOTAL JUST VALUE3,600,000

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE3,600,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

1302/273010/20/2015WDQ Q I 014,415,900

GRANTOR:TWC SIXTY-FIVE LTD

GRANTEE:SPT WAH WINDSONG II

0942/092812/17/2001TDQ Q V587,600

GRANTOR:DANIEL CRAPPS AS TRUS

GRANTEE:TWC SIXTY-FIVE LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N6 W23 FOP= N9 W8 S9 BAS= W23 S6 W30 N6 W23 FOP= N9 W8 S9 BAS= W23 S6 W15 S44 E15 S6 E23 N56 \$ S65 E8 N65 \$ S56 E23 N6 E30 S6 E23 N56\$ S65 E8 N65\$ S56 E23 N6 E15 N44\$ PTR= N30 FUS= N44 W15 N6 W23 FOP= N9 W8 S9 FUS= W23 S6 W30 N6 W23 FOP= N9 W8 S9 FUS= W23 S6 W15 S44E15 S6 E23 N56 \$ S65 E8 N65 \$ S56 E23 N6 E30 S6 E23 N56\$ S65 E8 N65\$ S56 E23 N6 E15\$ S30\$ PTR= N120FUS= N44 W15 N6 W23 FOP= N9 W8 S9 FUS= W23 S6 W30 N6W23 FOP= N9 W8 S9 FUS= W23 S6 W15 S44 E15 S6 E23 N56\$ S65 E8 N65\$ S56 E23 N6 E30 S6 E23 N56\$ S65 E8 N65\$ S56 E23 N6 E15\$ S120\$.

REVIEW DATE08/25/2023BYJBTotal Acres: 10.88Total Land Value: 100Market: 0Agricultural: 0Common: 100PRINTED 08/18/2025 BY SYS

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[illegible]

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