

COMM SE COR OF SEC, N 1739.39 FT
491.49 FT TO W R/W MCFARLANE AVE
R/W 364.83 FT, E 786.43 FT, S 24

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

2026

06-4S-17-08063-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	09	WALL UNIT 100
Heating Type	03	FORCED AIR 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Stories	1.	1. 100
Units	8	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300MULTI-FAM 10+	
MAP NUM	06	

NEIGHBORHOOD/LOC					
6417.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,753	100		4,753	169,302
TOTALS	4,753			4,753	169,302

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	0		*RMF	265.00	461.00	150,282.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2500	03	4,753	98.9400	71.24	338,604	1981	1981	0	0	0	50.00	50.00	
1 M/FAM ROW 0% - 2023 Heated Area: 4753 HX Base Yr													
49 49 48 48 49 49 48 48 BAS													

TOTAL OB/XF													
19,500													

TOTAL OB/XF													
19,500													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 7			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,134,315	
TOTAL MARKET OB/XF VALUE		19,500	
TOTAL LAND VALUE - MARKET		338,134	
TOTAL MARKET VALUE		1,491,949	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,491,949	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,491,949	
TOTAL JUST VALUE		1,491,949	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,491,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044978	Roof Replacement	19,000	07/18/2022
636	MAINT/ALTR	85	03/17/2008
3269	REMODEL	75	05/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2353	12/15/2022	WD	Q	I	05	7,310,000
GRANTOR: AMERWOOD HILLS APTS,						
GRANTEE: CS AMBERWOOD HILLS						
1426/1312	12/15/2020	WD	Q	I	05	4,300,000
GRANTOR: AMBERWOOD HILLS LLC						
GRANTEE: AMERWOOD HILLS APTS						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W48 N8 W49 S49 E49 S8 E48 N49\$.									

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

06-4S-17-08063-008

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										1											
ELEMENT		CD		05		AVERAGE 100		2500		03		4,753		98.9400		71.24		338,604		1981		1981		0		0		50.00		50.00	
Exterior Wall		03		GABLE/HIP 100		2 M/FAM ROW		0%		- 2023		Heated Area:		4753		HX Base Yr															
Roof Cover		05		COMP SHNGL 100																											
Interior Wall		03		DRYWALL 100																											
Interior Floo		14		CARPET 100																											
Air Condition		09		WALL UNIT 100																											
Heating Type		03		FORCED AIR 100																											
Bedrooms				1 100																											
Bathrooms				1 100																											
Frame		02		WOOD FRAME 100																											
Story Height				0 100																											
RMS				0 100																											
Stories		1.		1. 100																											
Units				8 100																											
Condition Adj		03		03 100																											
Kitchen Adjus		01		01 100																											
Quality		05		05																											
DOR CODE		0300		MULTI-FAM 10+																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		6417.00		1.00/																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		4,753		100				4,753		169,302																					
TOTALS		4,753						4,753		169,302																					
EXTRA FEATURES										686 SW AMBERWOOD LOOP, LAKE CITY																					
BLD DATE																															
XF DATE																															
INC DATE																															
LGL DATE																															
LAND DATE																															
AG DATE																															
OB/XF MKT VALUE																															
NOTES																															

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

06-4S-17-08063-008

[illegible]

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

06-4S-17-08063-008

[illegible]

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

06-4S-17-08063-008

[illegible]

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

06-4S-17-08063-008

[illegible]

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

06-4S-17-08063-008

[illegible]