

BET AT INTERS N'RLY R/W LINE OF
W LINE SEC, RUN N 475.43 FT TO S
NW1/4, CONT N 349.81 FT, E 1374.

LAKE CITY RV RESORT LLC
P O BOX 4008
TALLAHASSEE, FL 32315

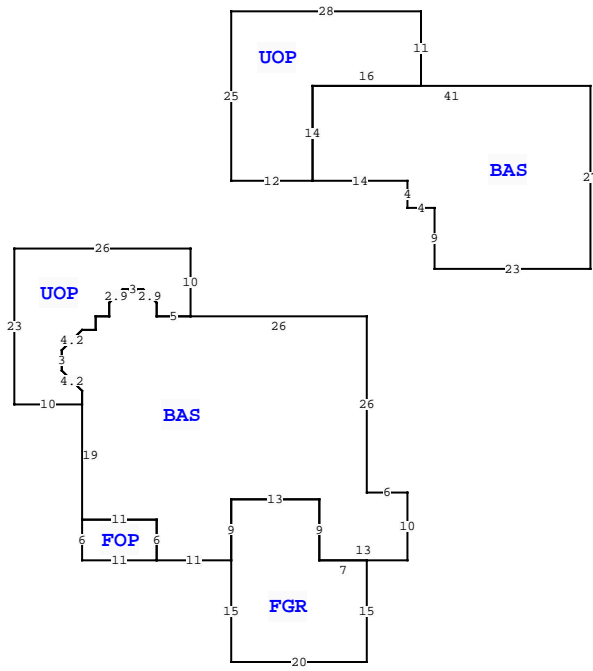
2026

08-3S-17-04905-000



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	80	
Interior Floo	15	HARDTILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2.5	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Architectual	05	CONV	100	
Units		0	100	
Condition Adj	03	03	100	
Kitchen Adjus	01	01	100	
Quality	05	05		
DOR CODE	3601RV PARK/SFR			
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	8317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ MARKET VALUE
BAS	889	100		889 78,030
BAS	1,427	100		1,427 125,252
FGR	417	55		229 20,100
FOP	66	30		20 1,756
UOP	352	20		70 6,144
UOP	476	20		95 8,338
TOTALS	3,627			2,730 239,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,730	111.9552	125.39	342,315	2001	2001	0	0	30.00	70.00
1 SINGLE FAM 0% - 0 Heated Area: 2316 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 5	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			382,899
TOTAL MARKET OB/XF VALUE			235,293
TOTAL LAND VALUE - MARKET			397,230
TOTAL MARKET VALUE			1,015,422
SOH/AGL Deduction			0
ASSESSED VALUE			1,015,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,015,422
TOTAL JUST VALUE			1,015,422
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,021,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045245	Roof Replacement	13,000	08/22/2022
16-1046	COMMERCIAL	0	10/28/2016
17064	COMMERCIAL	205	06/08/2000
17065	SFR	370	06/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0078	7/31/2015	WD Q	Q	I	01	1,000,000
GRANTOR: JAMES T & CHERRI L CR						
GRANTEE: LAKE CITY RV RESORT						
1028/0560	10/06/2004	WD Q	Q	I		941,800
GRANTOR: KOSCHNICK						
GRANTEE: CRAMER						

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	0166	CONC, PAVMT	0	0	0	0	708.00	UT	2.00	2.00	100	2001	2001	3	100	1,416	
2	0166	CONC, PAVMT	0	0	0	0	96.00	UT	2.00	2.00	100	2001	2001	3	100	192	
3	0040	BARN, POLE	0	0	24	24	576.00	UT	2.70	2.70	100	2001	2001	3	100	1,555	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0040	BARN, POLE	0	0	0	0	100.00	UT	2.50	2.50	100	2001	2001	3	100	250	
6	0040	BARN, POLE	0	0	0	0	256.00	UT	2.50	2.50	100	2001	2001	3	100	640	
7	0294	SHED WOOD/	0	0	0	0	96.00	UT	7.50	7.50	100	2001	2001	3	100	720	
8	0294	SHED WOOD/	0	0	0	0	60.00	UT	7.50	7.50	100	2001	2001	3	100	450	
9	9915	RV SITE	0	0	0	0	63.00	UT	3,000.00	3,000.00	100	2001	2001	3	100	189,000	
10	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	

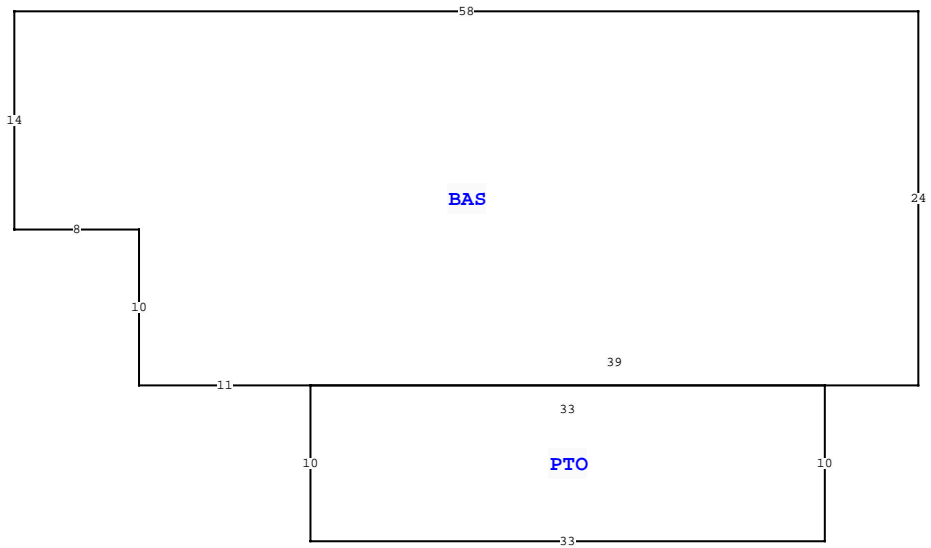
TOTAL OB/XF												195,873												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0220	C	RV PARK	0			0.00	0.00	20.40	AC		1.00	1.00	1.00	15,000.00	15,000.00	306,000							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
3	1000	C	VACANT COMME	0			0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.75	1.75	76,230							

BLD DATE												LGL DATE											
XF DATE												LAND DATE											
INC DATE												AG DATE											
3874 N US HIGHWAY 441 , LAKE CITY																							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W26 UOP= N10 W26 S23 E10 N2 U3 L3 N3 R3 U3 E2 N2 E2 N2 R2 U2 E3 D2 R2 S2 E5 \$ W5 N2 L2 U2 W3 D2 L2 S2 W2 S2 W2 D3 L3 S3 R3 D3 S19 FOP= S6 E11 N6 W11\$ E11 S6 E11 FGR= S15 E20 N15 W7 N9 W13 S9\$ N9 E13 S9 E13 N10 W6 N26\$ PTR=W20 N20 UOP= E12 BAS= E14 S4 E4 S9 E23 N27 W41 S14\$ N14 E16 N11 W28 S25\$ S20 E20\$.											

ELEMENT		CD	CONSTRUCTION
Exterior Wall	17	MSNRY	STUC 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	90
Interior Wall	05	DRYWALL	10
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	3601 RV PARK/SFR		
MAP NUM	MKT AREA	03	
NEIGHBORHOOD/LOC	8317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,312	100	
PTO	330	5	
TOTALS	1,642		1,328
			50,709

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 CLUB HOUSE	0%	- 0			73,492	2001	2001	0	0	31.00	69.00
Heated Area: 1312											
HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 5
VALUATION SUMMARY		1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	382,899	
TOTAL MARKET OB/XF VALUE	235,293	
TOTAL LAND VALUE - MARKET	397,230	
TOTAL MARKET VALUE	1,015,422	
SOH/AGL Deduction	0	
ASSESSED VALUE	1,015,422	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,015,422	
TOTAL JUST VALUE	1,015,422	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,021,171	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0078	7/31/2015	WD Q	Q	I	01	1,000,000
GRANTOR: JAMES T & CHERRI L CR						
GRANTEE: LAKE CITY RV RESORT						
1028/0560	10/06/2004	WD Q	Q	I		941,800
GRANTOR: KOSCHNICK						
GRANTEE: CRAMER						

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
11	0259	MHP HOOKUP	0	0	0	3.00	UT	4,300.00	4,300.00	100	2004	2004	3	100	12,900	
12	0260	PAVEMENT-A	0	0	0	19,200.00	UT	1.10	1.10	100	2004	2004	3	100	21,120	
13	0296	SHED METAL	0	0	20	600.00	UT	9.00	9.00	100	2016	2016	3	100	5,400	
TOTALS																

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
3874 N US HIGHWAY 441 , LAKE CITY																								
										39,420														

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS= W58 S14 E8 S10 E11 PTO= S10 E33 N10 W33\$ E39 N24\$.					

BET AT INTERS N'RLY R/W LINE OF
W LINE SEC, RUN N 475.43 FT TO S
NW1/4, CONT N 349.81 FT, E 1374.

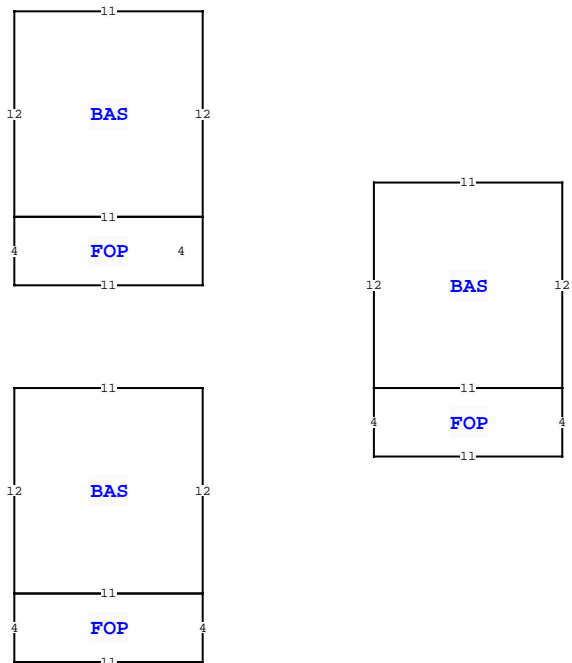
LAKE CITY RV RESORT LLC
P O BOX 4008
TALLAHASSEE, FL 32315

2026

08-3S-17-04905-000


ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	441	96.0000	90.24	39,796	2003	2003	0	0	45.00	55.00	
4 MANUF 1 0% - 0 Heated Area: 396 HX Base Yr												



Quality	05	05			
DOR CODE	3601RV PARK/SFR				
MAP NUM		03			
NEIGHBORHOOD/LOC	8317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	6,552
BAS	132	100		132	6,552
BAS	132	100		132	6,552
FOP	44	35		15	745
FOP	44	35		15	745
FOP	44	35		15	745
TOTALS	528			441	21,888

3874 N US HIGHWAY 441 , LAKE CITY

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

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
TOTAL OB/XF 0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
REVIEW DATE 01/05/2017 BY ME Total Acres: 22.40 Total Land Value: 397,230 Market: 0 Agricultural: 0 Common: 397,230 PRINTED 11/17/2025 BY SYS																									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 5
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			382,899
TOTAL MARKET OB/XF VALUE			235,293
TOTAL LAND VALUE - MARKET			397,230
TOTAL MARKET VALUE			1,015,422
SOH/AGL Deduction			0
ASSESSED VALUE			1,015,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,015,422
TOTAL JUST VALUE			1,015,422
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,021,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0078	7/31/2015	WD Q	Q	I	01	1,000,000
GRANTOR: JAMES T & CHERRI L CR						
GRANTEE: LAKE CITY RV RESORT						
1028/0560	10/06/2004	WD Q	Q	I		941,800
GRANTOR: KOSCHNICK						
GRANTEE: CRAMER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W11 S12 FOP= S4 E11 N4 W11\$ E11 N12\$ PTR= N10 BAS= N12 W11 S12 FOP= S4 E11 N4 W11\$ E11\$ S10 PTR= E10 BAS= E11 N12 W11 S12\$ FOP= S4 E11 N4 W11\$ W10\$.

BET AT INTERS N'RLY R/W LINE OF
W LINE SEC, RUN N 475.43 FT TO S
NWL/4, CONT N 349.81 FT, E 1374.

LAKE CITY RV RESORT LLC
P O BOX 4008
TALLAHASSEE, FL 32315

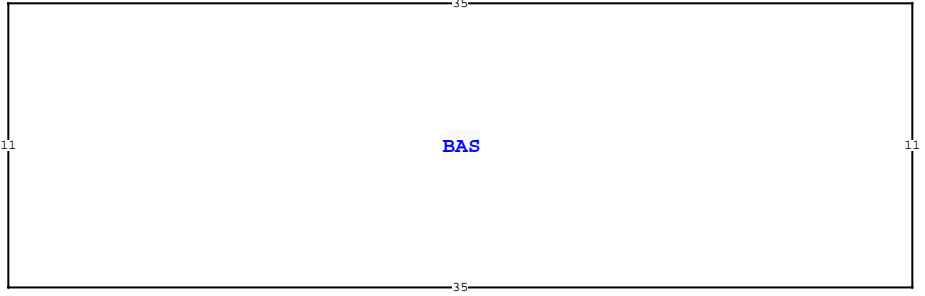
2026

08-3S-17-04905-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
20201	02	385	109.0000	102.46	39,447	2003	2003	0	0	0	45.00	55.00		
5 MANUF 1 0% - 0 Heated Area: 385 HX Base Yr														



Quality	05	05			
DOR CODE	3601RV PARK/SFR				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC	8317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	385	100		385	21,696
TOTALS	385			385	21,696

3874 N US HIGHWAY 441 , LAKE CITY

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

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

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	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 5
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			382,899
TOTAL MARKET OB/XF VALUE			235,293
TOTAL LAND VALUE - MARKET			397,230
TOTAL MARKET VALUE			1,015,422
SOH/AGL Deduction			0
ASSESSED VALUE			1,015,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,015,422
TOTAL JUST VALUE			1,015,422
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,021,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0078	7/31/2015	WD	Q	I	01	1,000,000
GRANTOR: JAMES T & CHERRI L CR						
GRANTEE: LAKE CITY RV RESORT						
1028/0560	10/06/2004	WD	Q	I		941,800
GRANTOR: KOSCHNICK						
GRANTEE: CRAMER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W35 S11 E35 N11\$.	

