LOT 7 "247 PLACE". ALSO COMM AT
NW1/4 OF THE SW1/4, RUN E 1290.1
R/W LINE OF KIRBY RD, RUN S 300.

CASTLE HILL FL REALTY LLC
180 PHILLIPS HILL RD, STE 1A
NEW CITY, NY 10956

2026

11-4S-16-02918-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

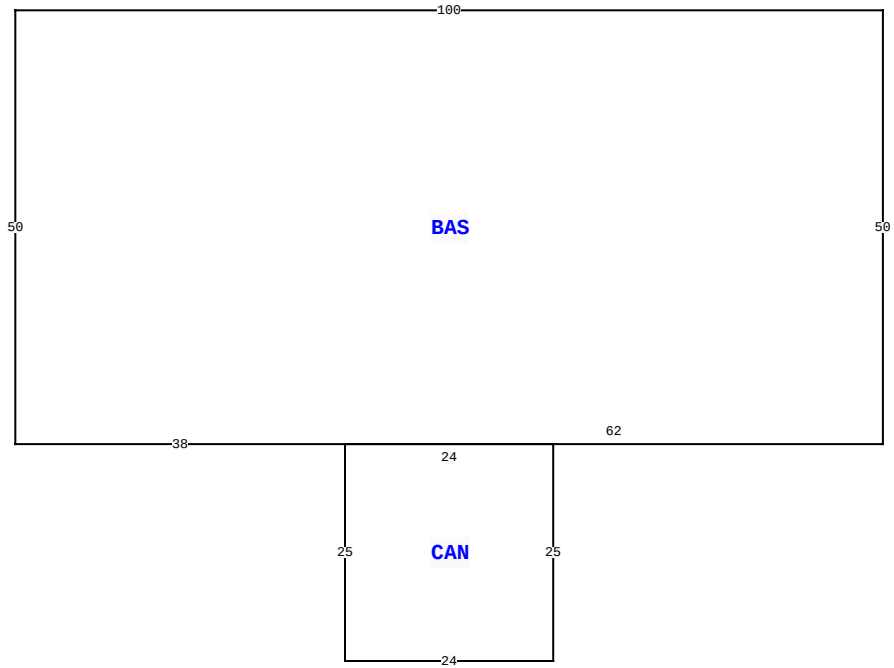
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		23 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0172	SFRES/DAY CARE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100		5,000	349,232
CAN	600	30		180	12,573
TOTALS	5,600			5,180	361,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	5,180	115.0315	75.92	393,266	2009	2015	0	0	0	8.00	92.00

1 DAY CARE 0% - 2024 Heated Area: 5000 HX Base Yr



200 SW WOODBRANCH LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	590,742
TOTAL MARKET OB/XF VALUE	51,521
TOTAL LAND VALUE - MARKET	93,550
TOTAL MARKET VALUE	735,813
SOH/AGL Deduction	0
ASSESSED VALUE	735,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	735,813
TOTAL JUST VALUE	735,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27982	COMMERCIAL	2,006	07/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/2356	9/28/2023	WD	U	I	35	1,845,000
GRANTOR: LEGACY CASTLE VENTURE						
GRANTEE: CASTLE HILL FL REAL						
1330/1560	1/04/2017	WD	U	I	11	100
GRANTOR: JOHN G & BARBARA B AL						
GRANTEE: LEGACY CASTLE VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S50 E38 CAN= S25 E24 N25 W24$ E62 N50$.

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	0260	PAVEMENT-A	0	0	0	0	11,400.00	UT	1.60	1.60	100	2009	2009	3	100	18,240	
2	0166	CONC,PAVMT	0	0	0	0	1,804.00	UT	2.25	2.25	100	2009	2009	3	100	4,059	
3	0169	FENCE/WOOD	0	0	0	0	500.00	UT	10.50	10.50	100	2009	2009	3	100	5,250	
4	0210	GARAGE U	0	0	12	24	288.00	UT	6.50	6.50	100	0	0	3	100	1,872	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	15,000	

LAND DESCRIPTION

TOTAL OB/XF 51,521

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	7200	C	SCHOOL PRI	0		CI	0.00	0.00	1.15	AC		1.00	1.00	1.00	61,000.00	61,000.00	70,150							
2	7200	C	SCHOOL PRI	0		CG	0.00	0.00	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							
3	7200	C	SCHOOL PRI	0		CG	0.00	0.00	0.79	AC		1.00	1.00	1.00	13,000.00	13,000.00	10,270							

REVIEW DATE 11/14/2023 BY TP Total Acres: 2.95 Total Land Value: 93,550 Market: 0 Agricultural: 0 Common: 93,550 PRINTED 11/07/2025 BY SYS

LOT 7 "247 PLACE". ALSO COMM AT
NW1/4 OF THE SW1/4, RUN E 1290.1
R/W LINE OF KIRBY RD, RUN S 300.

CASTLE HILL FL REALTY LLC
180 PHILLIPS HILL RD, STE 1A
NEW CITY, NY 10956

2026

11-4S-16-02918-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

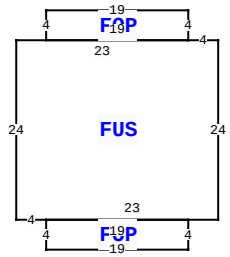
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0172	SFRES/DAY CARE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

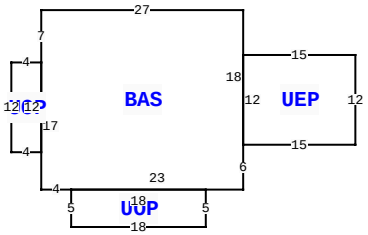
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100		648	57,572
FOP	76	30		23	2,043
FOP	76	30		23	2,043
FUS	648	100		648	57,572
UEP	180	60		108	9,595
UOP	48	20		10	888
UOP	90	20		18	1,599
TOTALS	1,766			1,478	131,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,478	115.3845	129.23	191,002	1975	2000	0	0	0	31.25	68.75

2 SINGLE FAM 0% - 2024 Heated Area: 1296 HX Base Yr





200 SW WOODBRANCH LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	590,742
TOTAL MARKET OB/XF VALUE	51,521
TOTAL LAND VALUE - MARKET	93,550
TOTAL MARKET VALUE	735,813
SOH/AGL Deduction	0
ASSESSED VALUE	735,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	735,813
TOTAL JUST VALUE	735,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1499/2356	9/28/2023	WD	U	I	35	1,845,000
GRANTOR: LEGACY CASTLE VENTURE						
GRANTEE: CASTLE HILL FL REAL						
1330/1560	1/04/2017	WD	U	I	11	100
GRANTOR: JOHN G & BARBARA B AL						
GRANTEE: LEGACY CASTLE VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S7 UOP= W4 S12 E4 N12$ S17 E4 UOP= S5 E18 N5 W18$ E23 N6 UEP= E15 N12 W15 S12$ N18$ PTR=N30 FUS= N24 W4 FOP= N4 W19 S4 E19$ W23 S24 E4 FOP= S4 E19 N4 W19$ E23 $ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/14/2023 BY TP Total Acres: 2.95 Total Land Value: 93,550 Market: 0 Agricultural: 0 Common: 93,550 PRINTED 11/07/2025 BY SYS

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R/W LINE OF KIRBY RD, RUN S 300.

CASTLE HILL FL REALTY LLC
180 PHILLIPS HILL RD, STE 1A
NEW CITY, NY 10956

2026

11-4S-16-02918-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

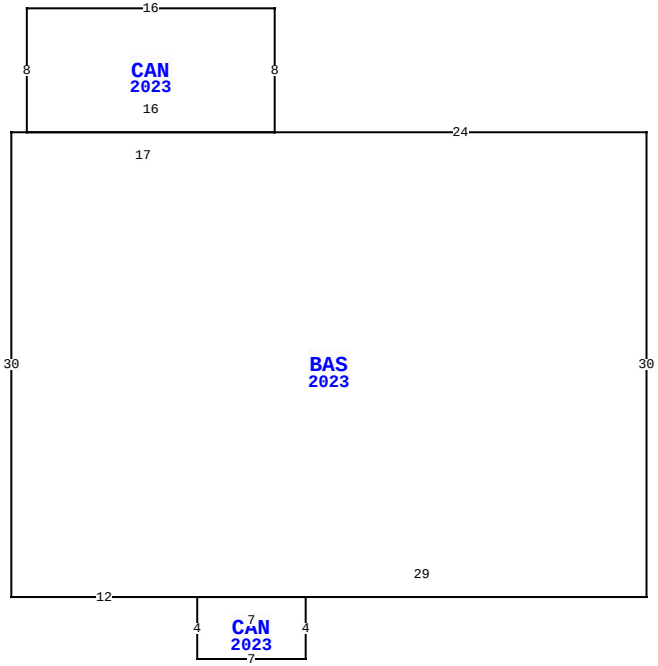
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0172	SFRES/DAY CARE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	2023	1,230	94,104
CAN	28	30	2023	8	612
CAN	128	30	2023	38	2,907
TOTALS	1,386			1,276	97,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	1,276	126.0000	83.16	106,112	2003	2015	0	0	0	8.00	92.00

3 DAY CARE 0% - 2024 Heated Area: 1230 HX Base Yr



200 SW WOODBRANCH LN, LAKE CITY

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ASSESSED VALUE	735,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	735,813
TOTAL JUST VALUE	735,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: CASTLE HILL FL REAL						
1330/1560	1/04/2017	WD	U	I	11	100
GRANTOR: JOHN G & BARBARA B AL						
GRANTEE: LEGACY CASTLE VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,0] W24 W17 S30 E12 E29 N30 $
CAN=[YR=2023;ORIG=-24,0] N8 W16 S8 E16 $
CAN=[YR=2023;ORIG=-29,30] S4 E7 N4 W7 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/14/2023 BY TP Total Acres: 2.95 Total Land Value: 93,550 Market: 0 Agricultural: 0 Common: 93,550 PRINTED 11/07/2025 BY SYS