BEG SE COR OF BLOCK F OF OAKWOOD
S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

**2026**

**17-4S-17-08437-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

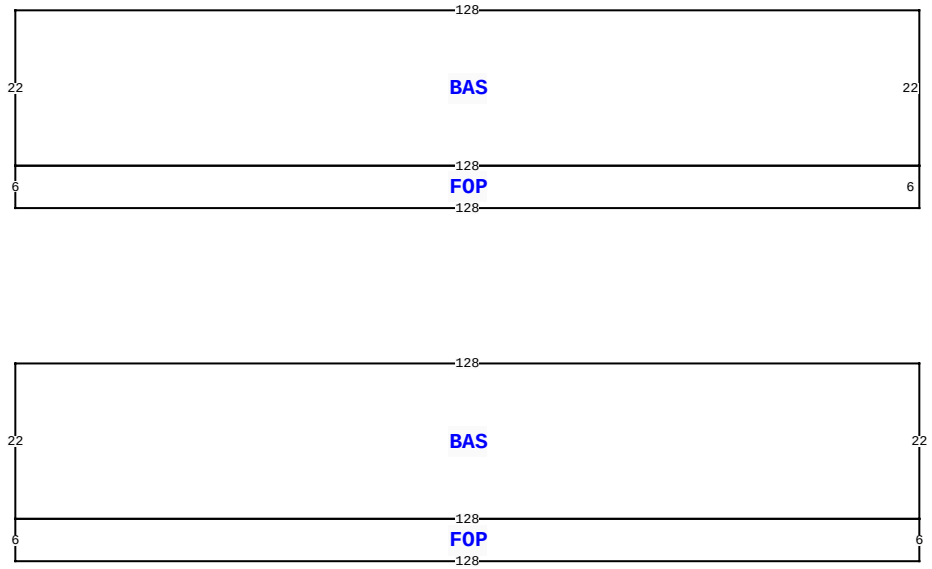
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 17 | MSNRY STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 06 | VINYL ASB 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 14 100 |
| 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 | 17417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,816 | 100 | | 2,816 | 193,738 |
| BAS | 2,816 | 100 | | 2,816 | 193,738 |
| FOP | 768 | 30 | | 230 | 15,824 |
| FOP | 768 | 30 | | 230 | 15,824 |
| TOTALS | 7,168 | | | 6,092 | 419,124 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2500 | 03 | 6,092 | 107.6660 | 77.52 | 472,252 | 1988 | 2015 | 0 | 0 | 0 | 11.25 | 88.75 |

1 M/FAM ROW 0% - 2022 Heated Area: 5632 HX Base Yr




200 SE SUNDIAL PL, 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 | 3,697,059 |
| TOTAL MARKET OB/XF VALUE | 24,410 |
| TOTAL LAND VALUE - MARKET | 198,900 |
| TOTAL MARKET VALUE | 3,920,369 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,920,369 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,920,369 |
| TOTAL JUST VALUE | 3,920,369 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 3,964,625 |

BLDG:4:1: PHASE 3

BLDG:3:1: PHASE 2

BLDG:2:1: PHASE 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/212 | 12/15/2021 | WD | Q | I | 01 | 7,150,000 |
| GRANTOR: HIGGS PROPERTIES LLC | | | | | | |
| GRANTEE: VAVOULIS REALITY PA | | | | | | |
| 1374/2062 | 12/18/2018 | WD | Q | I | 01 | 2,000,000 |
| GRANTOR: NORTON HOME IMPROVEME | | | | | | |
| GRANTEE: HIGGS PROPERTIES LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W128 S22 FOP= S6 E128 N6 W128$ E128 N22$ PTR= N50 BAS= W128 S22 FOP= S6 E128 N6 W128$ E128N22$ S50$ .

## 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 | 1.00 | UT | 13,293.00 | 13,293.00 | 100 | 0 | 0 | 3 | 100 | 13,293 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 1,000 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 60 | 217 | 13,020.00 | UT | 0.72 | 0.72 | 90 | 0 | 0 | 3 | 90 | 8,437 | |
| 4 | 0060 | CARPORT F | 0 | 0 | 24 | 20 | 480.00 | UT | 3.50 | 3.50 | 100 | 2022 | 2021 | | 100 | 1,680 | |

## LAND DESCRIPTION

TOTAL OB/XF 24,410

| 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 | 0800 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 1.78 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 53,400 | | | | | | | |
| 2 | 0800 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 2.07 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 62,100 | | | | | | | |
| 3 | 0800 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 2.78 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 83,400 | | | | | | | |

REVIEW DATE 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 198,900 Market: 0 Agricultural: 0 Common: 198,900 PRINTED 09/30/2025 BY SYS

BEG SE COR OF BLOCK F OF OAKWOOD
S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

**2026**

**17-4S-17-08437-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

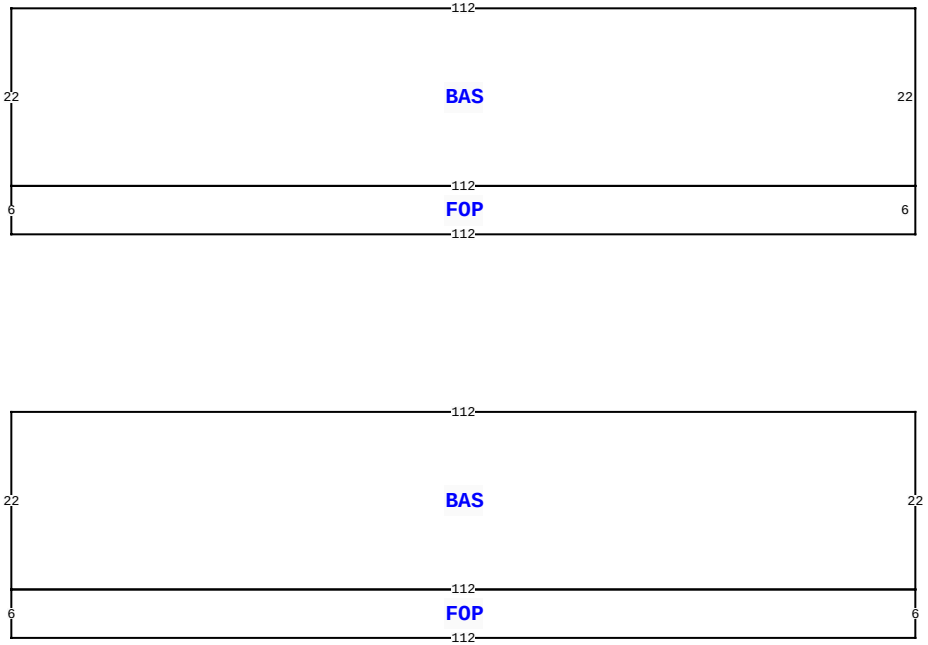
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 17 | MSNRY STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 06 | VINYL ASB 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 12 100 |
| 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 | 17417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,464 | 100 | | 2,464 | 171,205 |
| BAS | 2,464 | 100 | | 2,464 | 171,205 |
| FOP | 672 | 30 | | 202 | 14,036 |
| FOP | 672 | 30 | | 202 | 14,036 |
| TOTALS | 6,272 | | | 5,332 | 370,480 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2500 | 03 | 5,332 | 108.7320 | 78.29 | 417,442 | 1983 | 2015 | 0 | 0 | 0 | 11.25 | 88.75 |

2 M/FAM ROW 0% - 2022 Heated Area: 4928 HX Base Yr




200 SE SUNDIAL PL, 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 | 3,697,059 |
| TOTAL MARKET OB/XF VALUE | 24,410 |
| TOTAL LAND VALUE - MARKET | 198,900 |
| TOTAL MARKET VALUE | 3,920,369 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,920,369 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,920,369 |
| TOTAL JUST VALUE | 3,920,369 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 3,964,625 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/212 | 12/15/2021 | WD | Q | I | 01 | 7,150,000 |
| GRANTOR: HIGGS PROPERTIES LLC | | | | | | |
| GRANTEE: VAVOULIS REALITY PA | | | | | | |
| 1374/2062 | 12/18/2018 | WD | Q | I | 01 | 2,000,000 |
| GRANTOR: NORTON HOME IMPROVEME | | | | | | |
| GRANTEE: HIGGS PROPERTIES LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W112 S22 FOP= S6 E112 N6 W112$ E112 N22$ PTR= N50 BAS= W112S22 FOP= S6 E112 N6W112$ E112 N22$ S50$.

## 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 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 198,900 Market: 0 Agricultural: 0 Common: 198,900 PRINTED 09/30/2025 BY SYS

BEG SE COR OF BLOCK F OF OAKWOOD
S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

**2026**

**17-4S-17-08437-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

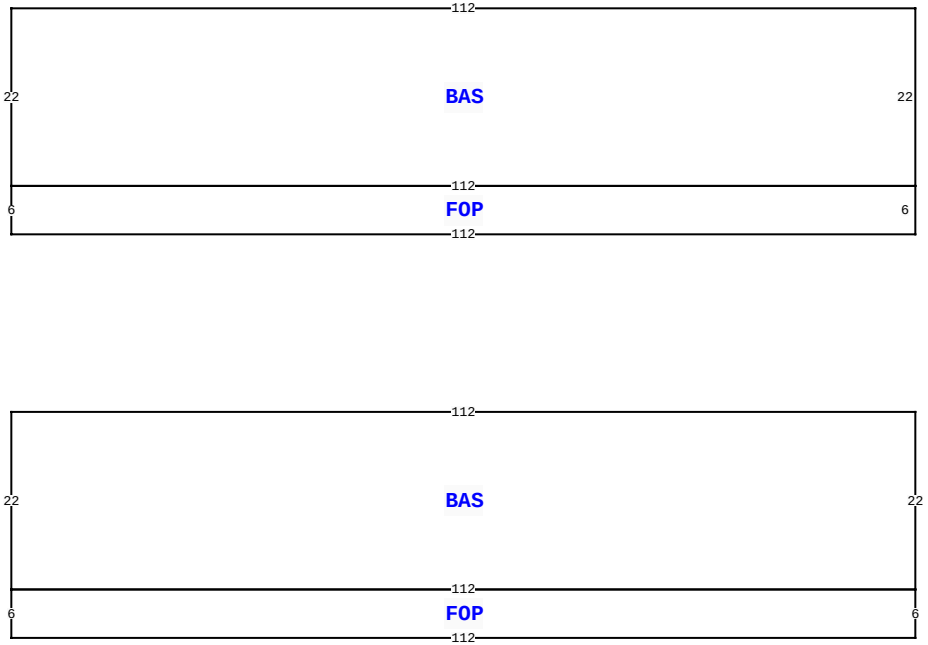
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 17 | MSNRY STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 06 | VINYL ASB 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 12 100 |
| 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 | 17417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,464 | 100 | | 2,464 | 171,205 |
| BAS | 2,464 | 100 | | 2,464 | 171,205 |
| FOP | 672 | 30 | | 202 | 14,036 |
| FOP | 672 | 30 | | 202 | 14,036 |
| TOTALS | 6,272 | | | 5,332 | 370,480 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2500 | 03 | 5,332 | 108.7320 | 78.29 | 417,442 | 1984 | 2015 | 0 | 0 | 0 | 11.25 | 88.75 |

3 M/FAM ROW 0% - 2022 Heated Area: 4928 HX Base Yr




200 SE SUNDIAL PL, 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 | 3,697,059 |
| TOTAL MARKET OB/XF VALUE | 24,410 |
| TOTAL LAND VALUE - MARKET | 198,900 |
| TOTAL MARKET VALUE | 3,920,369 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,920,369 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,920,369 |
| TOTAL JUST VALUE | 3,920,369 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 3,964,625 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/212 | 12/15/2021 | WD | Q | I | 01 | 7,150,000 |
| GRANTOR: HIGGS PROPERTIES LLC | | | | | | |
| GRANTEE: VAVOULIS REALITY PA | | | | | | |
| 1374/2062 | 12/18/2018 | WD | Q | I | 01 | 2,000,000 |
| GRANTOR: NORTON HOME IMPROVEME | | | | | | |
| GRANTEE: HIGGS PROPERTIES LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W112 S22 FOP= S6 E112 N6 W112$ E112 N22$ PTR= N50 BAS= W112 S22 FOP= S6 E112 N6 W112 $ E112 N22$ S50$.

## 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 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 198,900 Market: 0 Agricultural: 0 Common: 198,900 PRINTED 09/30/2025 BY SYS

BEG SE COR OF BLOCK F OF OAKWOOD
S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

**2026**

**17-4S-17-08437-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 17 | MSNRY STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 06 | VINYL ASB 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 2. | 2. 100 |
| Units | | 10 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

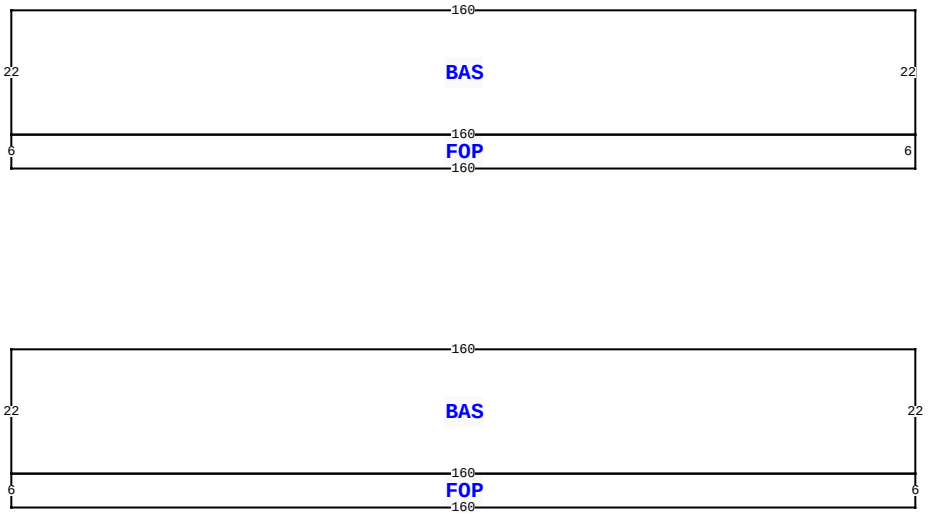
| | | | |
|---|---|---|---|
| DOR CODE | 0300 | MULTI-FAM 10+ | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 17417.020 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,520 | 100 | | 3,520 | 237,642 |
| BAS | 3,520 | 100 | | 3,520 | 237,642 |
| FOP | 960 | 30 | | 288 | 19,443 |
| FOP | 960 | 30 | | 288 | 19,443 |
| TOTALS | 8,960 | | | 7,616 | 514,172 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2500 | 03 | 7,616 | 105.6460 | 76.07 | 579,349 | 1985 | 2015 | 0 | 0 | 0 | 11.25 | 88.75 |

4 M/FAM ROW 0% - 2022 Heated Area: 7040 HX Base Yr




200 SE SUNDIAL PL, LAKE CITY

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
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## VALUATION SUMMARY

| | |
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| GRANTOR: NORTON HOME IMPROVEME | | | | | | |
| GRANTEE: HIGGS PROPERTIES LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W160 S22 FOP= S6 E160 N6 W160$ E160 N22$ PTR= N60 BAS= W160S22 FOP= S6 E160 N6W160$ E160 N22$ S60$.

## 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 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 198,900 Market: 0 Agricultural: 0 Common: 198,900 PRINTED 09/30/2025 BY SYS

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S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

**2026**

**17-4S-17-08437-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 17 | MSNRY STUC 50 |
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| Heating Type | 04 | AIR DUCTED 100 |
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| Story Height | | 8 100 |
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| Units | | 8 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
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| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 17417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
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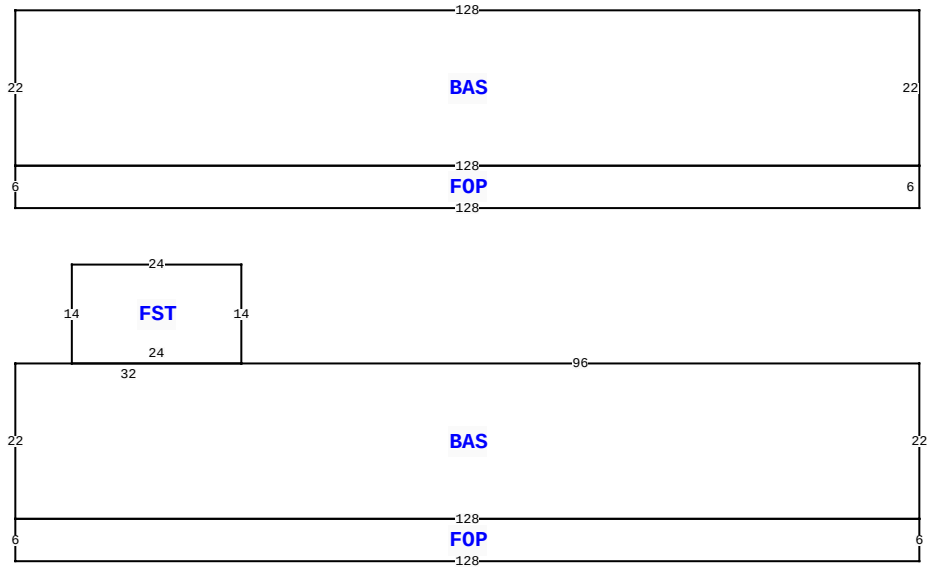
| BAS | 2,816 | 100 | | 2,816 | 193,738 |
| FOP | 768 | 30 | | 230 | 15,824 |
| FOP | 768 | 30 | | 230 | 15,824 |
| FST | 336 | 55 | | 185 | 12,728 |
| TOTALS | 7,504 | | | 6,277 | 431,851 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2500 | 03 | 6,277 | 107.6660 | 77.52 | 486,593 | 1986 | 2015 | 0 | 0 | 0 | 11.25 | 88.75 |

5 M/FAM ROW 0% - 2022 Heated Area: 5632 HX Base Yr




200 SE SUNDIAL PL, 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 | 3,697,059 |
| TOTAL MARKET OB/XF VALUE | 24,410 |
| TOTAL LAND VALUE - MARKET | 198,900 |
| TOTAL MARKET VALUE | 3,920,369 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,920,369 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,920,369 |
| TOTAL JUST VALUE | 3,920,369 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 3,964,625 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/212 | 12/15/2021 | WD | Q | I | 01 | 7,150,000 |
| GRANTOR: HIGGS PROPERTIES LLC | | | | | | |
| GRANTEE: VAVOULIS REALITY PA | | | | | | |
| 1374/2062 | 12/18/2018 | WD | Q | I | 01 | 2,000,000 |
| GRANTOR: NORTON HOME IMPROVEME | | | | | | |
| GRANTEE: HIGGS PROPERTIES LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W96 FST= N14 W24 S14 E24$ W32 S22 FOP= S6 E128 N6 W128$ E128 N22 $ PTR= N50 BAS= W128 S22 FOP= S6 E128 N6 W128$ E128 N22$ S50 $.

## 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 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 198,900 Market: 0 Agricultural: 0 Common: 198,900 PRINTED 09/30/2025 BY SYS

BEG SE COR OF BLOCK F OF OAKWOOD
S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

**2026**

**17-4S-17-08437-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

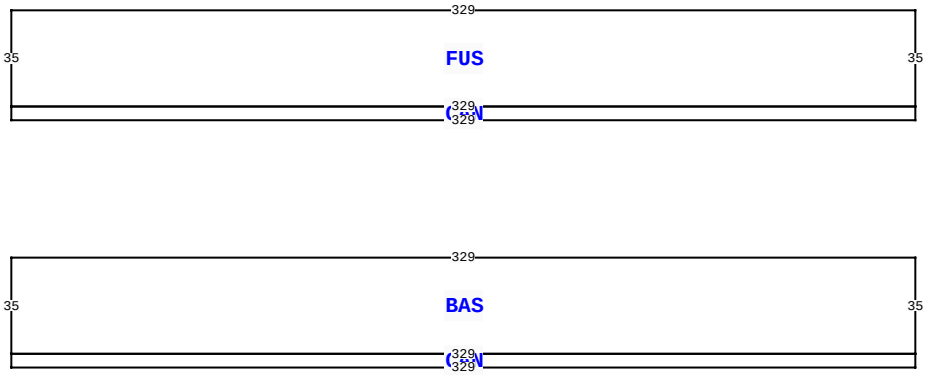
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 50 100 |
| 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 | 17417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 11,515 | 100 | | 11,515 | 762,754 |
| CAN | 1,645 | 30 | | 494 | 32,722 |
| CAN | 1,645 | 30 | | 494 | 32,722 |
| FUS | 11,515 | 100 | | 11,515 | 762,754 |
| TOTALS | 26,320 | | | 24,018 | 1,590,952 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2500 | 03 | 24,018 | 102.2200 | 73.60 | 1,767,725 | 1992 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

6 M/FAM ROW 0% - 2022 Heated Area: 23030 HX Base Yr




200 SE SUNDIAL PL, LAKE CITY

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

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| TOTAL LAND VALUE - MARKET | 198,900 |
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| ASSESSED VALUE | 3,920,369 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,920,369 |
| TOTAL JUST VALUE | 3,920,369 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 3,964,625 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/212 | 12/15/2021 | WD | Q | I | 01 | 7,150,000 |
| GRANTOR: HIGGS PROPERTIES LLC | | | | | | |
| GRANTEE: VAVOULIS REALITY PA | | | | | | |
| 1374/2062 | 12/18/2018 | WD | Q | I | 01 | 2,000,000 |
| GRANTOR: NORTON HOME IMPROVEME | | | | | | |
| GRANTEE: HIGGS PROPERTIES LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W329 S35 CAN= S5 E329 N5 W329$ E329 N35$ PTR= N50 CAN= N5 FUS= N35 W329 S35 E329$ W329 S5 E329$ S50$.

## 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 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 198,900 Market: 0 Agricultural: 0 Common: 198,900 PRINTED 09/30/2025 BY SYS