

163.55 AC MOL BEING DESC IN ORB
HOUSE). EX .086 AC DESC IN WD 14
.086 AC DESC IN WD 1511-1297.

SYAN RESORT, LLC
717 NW FAIRWAY DR, C/O SPRING ZHAO
LAKE CITY, FL 32025

2025

26-3S-16-02308-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	24	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	8	100
Stories	0	0 100
Units	0	0 100
Condition Adj	01	01 100
Quality	05	05

DOR CODE 7701 CLUBS/LODGES/HALLS-NON-EX

MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	26316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,160	100		5,160	63,951
BAS	9,275	100		9,275	114,950
CAN	600	30		180	2,231
CAN	1,085	30		326	4,040
FCP	3,818	30		1,145	14,190
FOP	240	30		72	893
FOP	2,016	30		605	7,498
FST	598	50		299	3,706

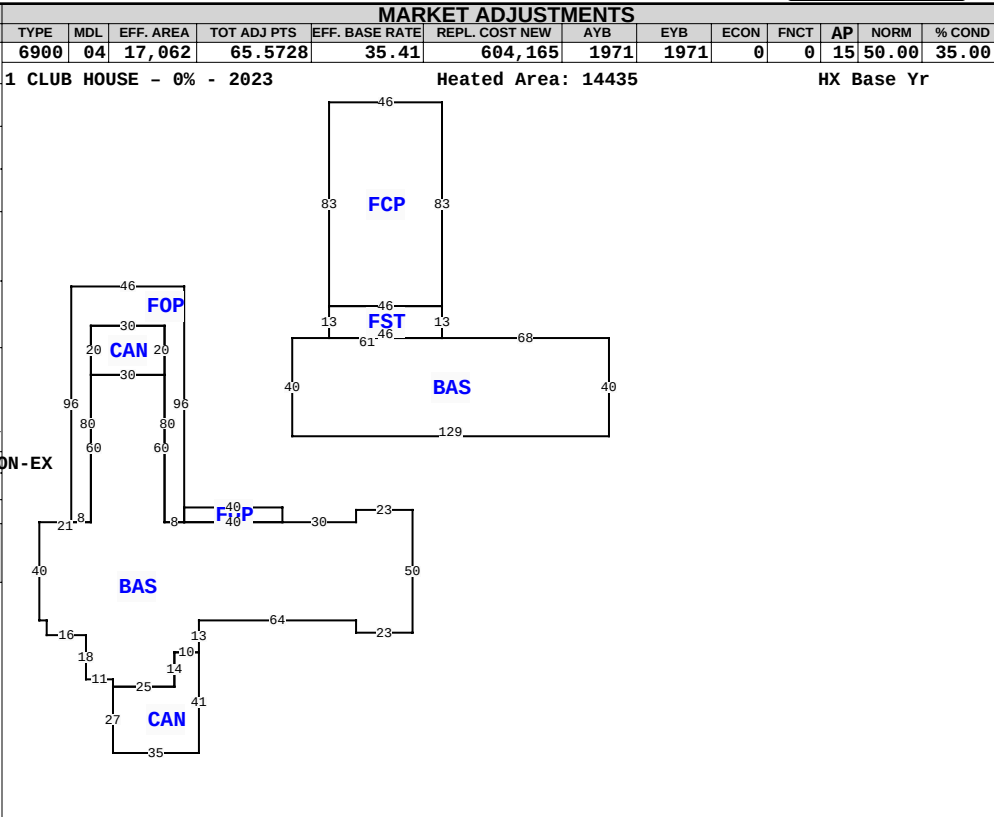
TOTALS	22,792			17,062	211,458
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EXTRA FEATURES

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	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	28,000.00	28,000.00	50	0	0	3	50	14,000	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0270	POOL COMM	0	0	0	0	1.00	UT	32,000.00	32,000.00	25	0	0	3	25	8,000	
5	0300	TENNIS CRT	0	0	0	0	1.00	UT	25,650.00	25,650.00	50	0	0	3	50	12,825	
6	0010	BARN, BLK	0	0	60	80	4,800.00	UT	16.00	16.00	50	1983	1983	3	50	38,400	

LAND DESCRIPTION

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
1	3800	C	GOLF CORSE	0		00	0.00	0.00	16.00	UT		1.00	1.00	1.00	45,500.00	45,500.00	728,000							



717 NW FAIRWAY DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6900	04	17,062	65.5728	35.41	604,165	1971	1971	0	0	15	50.00	35.00

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		231,741	
TOTAL MARKET OB/XF VALUE		78,225	
TOTAL LAND VALUE - MARKET		728,000	
TOTAL MARKET VALUE		1,037,966	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,037,966	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,037,966	
TOTAL JUST VALUE		1,037,966	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,029,394	

LAND:3:1: PARCEL ADJACENT TO CLUB HOUSE LAND

LAND:2:1: PARCEL OF LAND WHICH CLUB HOUSE IS ON

BLDG:2:1: PRO SHOP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051290	Electrical Servic	0	10/28/2024
000047798	Roof Replacement	80,000	07/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1468	1/31/2022	WD	U	I	38	900,000

GRANTOR: LAKE CITY GOLF LLC

GRANTEE: SYAN RESORT, LLC

1179/2598 8/28/2009 WD Q I 01 1,900,000

GRANTOR: SOUTHERN OAKS GOLF CL

GRANTEE: LAKE CITY GOLF LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S5 W30 FOP= N6 W40 S6 E40\$ W40 FOP= N96 W46 S96 E8
N80E30 S80 E8\$ W8 N60 CAN= N20 W30S20 E30\$ W30 S60 W21 S40 E3
S6E16 S18 E11 S3 CAN= S27 E35 N41W10 S14 W25\$ E25 N14 E10 N13
E64 S5 E23 N50\$ PTR=E80 N30 BAS= N40 W68 FST= N13 FCP= N83
W46 S83 E46\$ W46 S13 E46\$ W61 S40 E129\$ W80 S30 \$.

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