COMM SW COR OF LOT 8 MELTON'S
ANNEX S/D, RUN W 380 FT FOR
POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS

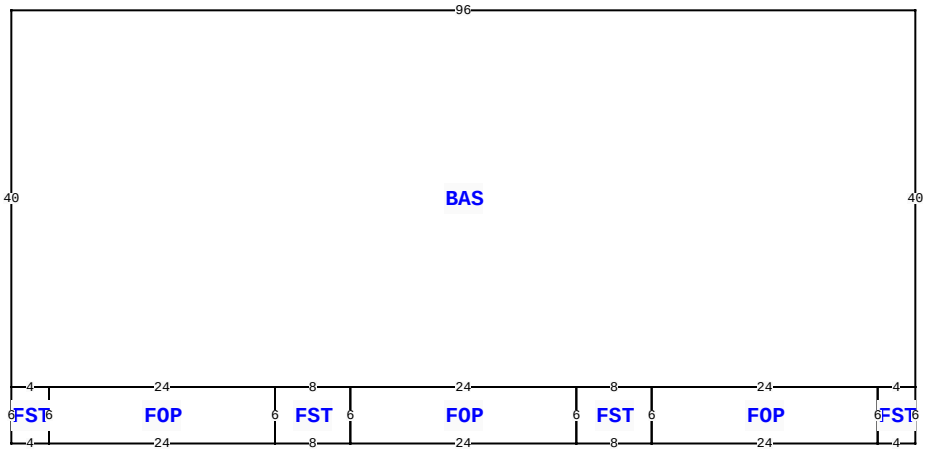
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,840	100		3,840	123,344
FOP	144	30		43	1,381
FOP	144	30		43	1,381
FOP	144	30		43	1,381
FST	24	55		13	418
FST	24	55		13	418
FST	48	55		26	835
FST	48	55		26	835
TOTALS	4,416			4,047	129,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,047	96.3900	59.76	241,849	1988	1988	0	0	0	46.25	53.75

1 M/FAM LOW 0% - 0 Heated Area: 3840 HX Base Yr



1104 SW ANNISTON CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 6 — 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	594,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	595,000
SOH/AGL Deduction	0
ASSESSED VALUE	595,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,000
TOTAL JUST VALUE	595,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,000

SALE:1:1: SOLD TO DEVELOPER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2436	MAINT/ALTR	300	11/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0249	3/31/1988	WD	U	V		35,000

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S40 FST= S6 E4 N6 W4$ E4 FOP= S6 E24 N6 W24$E24FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E4 N6 W4$ E4 N40$.

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	0166	CONC,PAVMT	0	0	0	0	3,584.00	UT	2.00	2.00	50	1988	1988	3	50	3,584	
2	0260	PAVEMENT-A	0	0	0	0	21,488.00	UT	1.10	1.10	50	1988	1988	3	50	11,818	

LAND DESCRIPTION

TOTAL OB/XF 15,402

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	0300	C	MULTI-FAM	0		*RMF-4	486.00	356.00	3.97	AC		1.00	1.00	1.00	30,000.00	30,000.00	119,100							

REVIEW DATE 08/23/2016 BY DF Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR OF LOT 8 MELTON'S
ANNEX S/D, RUN W 380 FT FOR
POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS

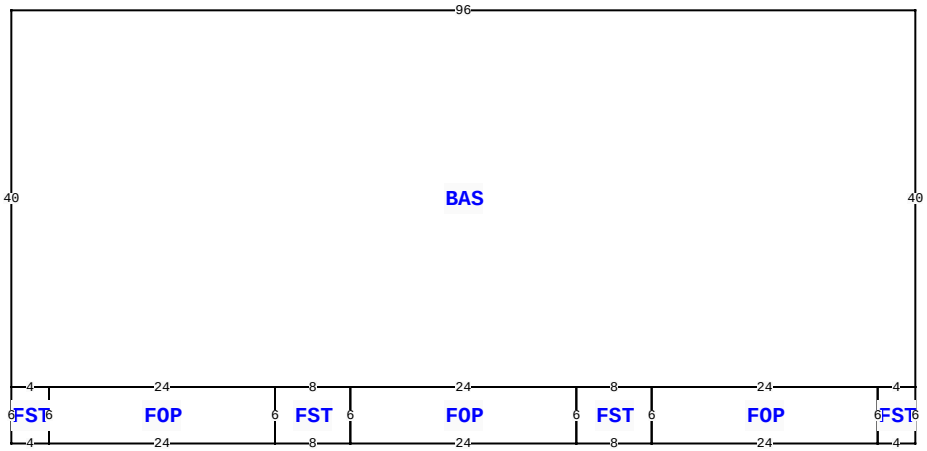
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,840	100		3,840	123,344
FOP	144	30		43	1,381
FOP	144	30		43	1,381
FOP	144	30		43	1,381
FST	24	55		13	418
FST	24	55		13	418
FST	48	55		26	835
FST	48	55		26	835
TOTALS	4,416			4,047	129,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,047	96.3900	59.76	241,849	1988	1988	0	0	0	46.25	53.75

2 M/FAM LOW 0% - 0 Heated Area: 3840 HX Base Yr



1104 SW ANNISTON CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	594,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	595,000
SOH/AGL Deduction	0
ASSESSED VALUE	595,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,000
TOTAL JUST VALUE	595,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0249	3/31/1988	WD	U	V		35,000

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S40 FST= S6 E4 N6 W4$ E4 FOP= S6 E24 N6 W24$ E24
FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6
W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E4 N6 W4$ E4 N40$.

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 08/23/2016 BY DF Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR OF LOT 8 MELTON'S
ANNEX S/D, RUN W 380 FT FOR
POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS

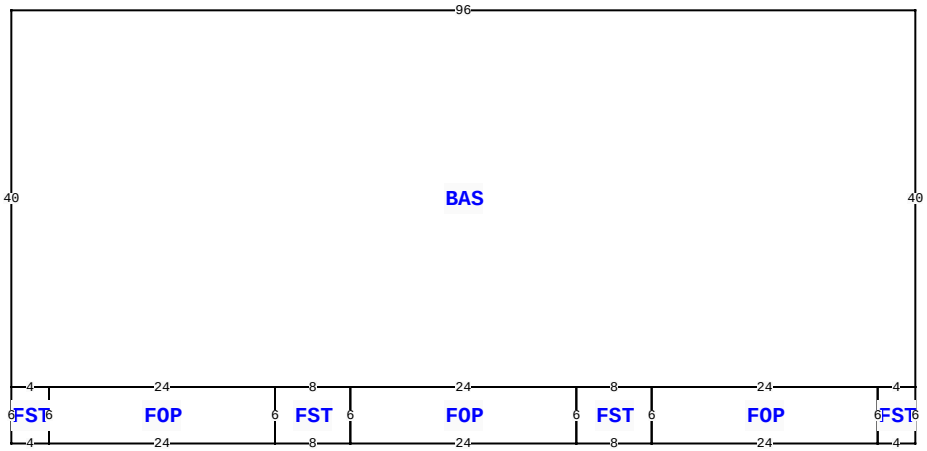
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,840	100		3,840	123,344
FOP	144	30		43	1,381
FOP	144	30		43	1,381
FOP	144	30		43	1,381
FST	24	55		13	418
FST	24	55		13	418
FST	48	55		26	835
FST	48	55		26	835
TOTALS	4,416			4,047	129,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,047	96.3900	59.76	241,849	1988	1988	0	0	0	46.25	53.75

3 M/FAM LOW 0% - 0 Heated Area: 3840 HX Base Yr



1104 SW ANNISTON CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 6 — 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	594,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	595,000
SOH/AGL Deduction	0
ASSESSED VALUE	595,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,000
TOTAL JUST VALUE	595,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0249	3/31/1988	WD	U	V		35,000

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S40 FST= S6 E4 N6 W4$ E4 FOP= S6 E24 N6 W24$ E24
FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6
W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E4 N6 W4$ E4 N40$.

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 08/23/2016 BY DF Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR OF LOT 8 MELTON'S
ANNEX S/D, RUN W 380 FT FOR
POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS

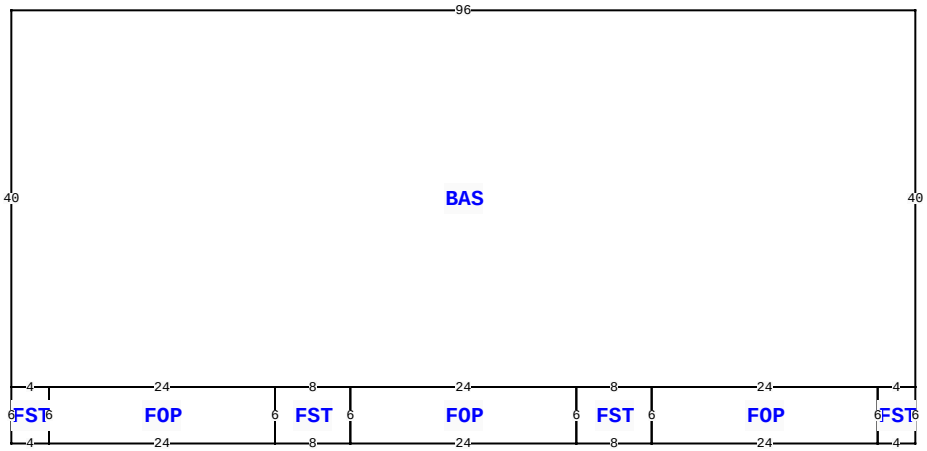
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,840	100		3,840	123,344
FOP	144	30		43	1,381
FOP	144	30		43	1,381
FOP	144	30		43	1,381
FST	24	55		13	418
FST	24	55		13	418
FST	48	55		26	835
FST	48	55		26	835
TOTALS	4,416			4,047	129,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,047	96.3900	59.76	241,849	1988	1988	0	0	0	46.25	53.75

4 M/FAM LOW 0% - 0 Heated Area: 3840 HX Base Yr



1104 SW ANNISTON CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	594,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	595,000
SOH/AGL Deduction	0
ASSESSED VALUE	595,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,000
TOTAL JUST VALUE	595,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0249	3/31/1988	WD	U	V		35,000

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S40 FST= S6 E4 N6 W4$ E4 FOP= S6 E24 N6 W24$ E24
FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6
W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E4 N6 W4$ E4 N40$.

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 08/23/2016 BY DF Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR OF LOT 8 MELTON'S
ANNEX S/D, RUN W 380 FT FOR
POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS

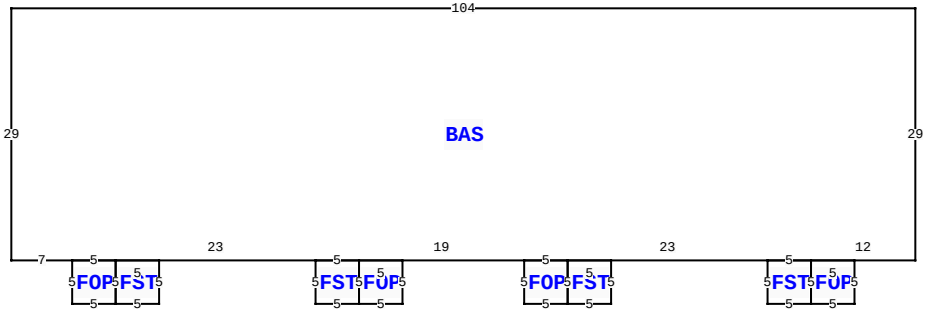
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,016	100		3,016	99,714
FOP	100	30		30	992
FST	100	55		55	1,818
TOTALS	3,216			3,101	102,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	3,101	99.2160	61.51	190,743	1988	1988	0	0	0	46.25	53.75

5 M/FAM LOW 0% - 0 Heated Area: 3016 HX Base Yr



1104 SW ANNISTON CIR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	594,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	595,000
SOH/AGL Deduction	0
ASSESSED VALUE	595,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,000
TOTAL JUST VALUE	595,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0249	3/31/1988	WD	U	V		35,000

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W104 S29 E7 FOP= S5 E5 N5 W5$ E5 FST= S5 E5 N5 W5$ E23 FST= S5 E5 N5 W5$ E5 FOP= S5 E5 N5 W5$ E19 FOP= S5 E5 N5 W5$ E5 FST= S5E5 N5 W5$ E23 FST= S5 E5 N5 W5$ E5 FOP= S5 E5 N5 W5$ E12 N29$.

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 08/23/2016 BY DF Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR OF LOT 8 MELTON'S
ANNEX S/D, RUN W 380 FT FOR
POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
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Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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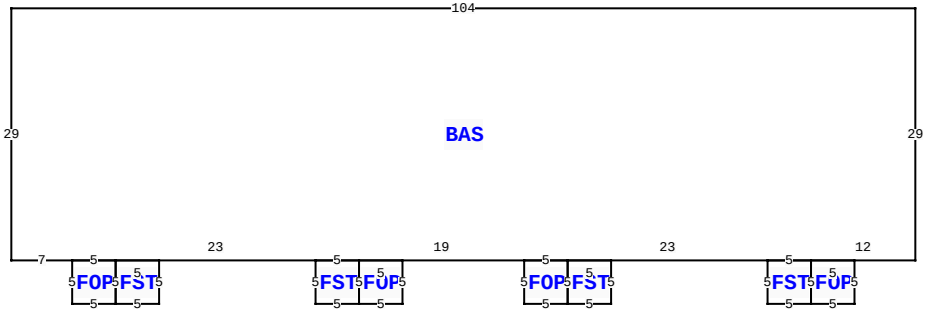
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	3,101	99.2160	61.51	190,743	1988	1988	0	0	0	46.25	53.75

6 M/FAM LOW 0% - 0 Heated Area: 3016 HX Base Yr



1104 SW ANNISTON CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	594,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	595,000
SOH/AGL Deduction	0
ASSESSED VALUE	595,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,000
TOTAL JUST VALUE	595,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0648/0249	3/31/1988	WD	U	V		35,000

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W104 S29 E7 FOP= S5 E5 N5 W5$ E5 FST= S5E5 N5 W5$ E23 FST= S5 E5 N5 W5$ E5 FOP= S5 E5 N5 W5$ E19 FOP= S5 E5 N5 W5$ E5 FST= S5 E5 N5 W5$ E23 FST= S5 E5 N5 W5$ E5 FOP= S5 E5 N5 W5$ E12 N29$.

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 08/23/2016 BY DF Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS