COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

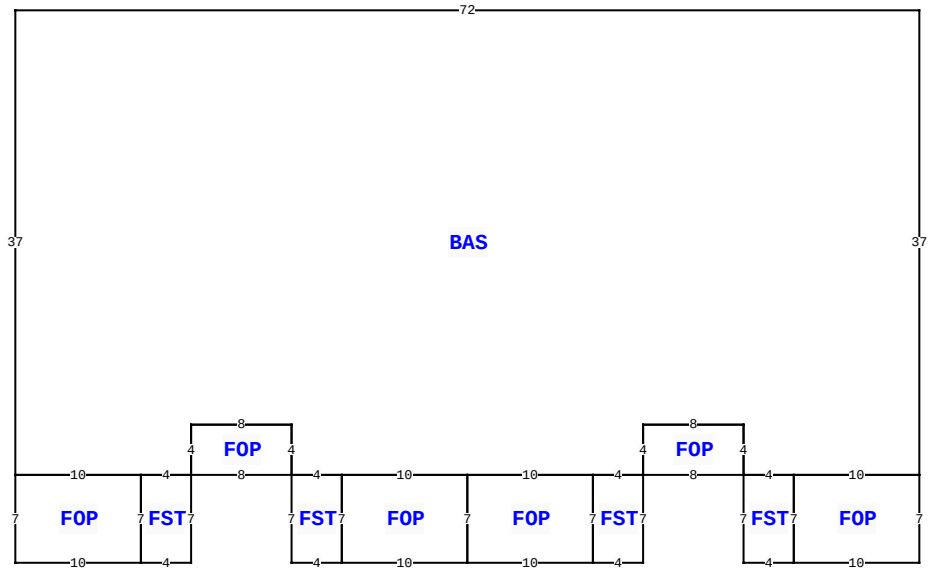
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | | 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 | 2,600 | 100 | | 2,600 | 75,972 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| TOTALS | 3,056 | | | 2,764 | 80,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 2,764 | 94.2552 | 58.44 | 161,528 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

4 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr




** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2423 | MAINT/ALTR | 125 | 11/14/2011 |
| 1404 | MAINT/ALTR | 75 | 09/16/2009 |
| 1405 | MAINT/ALTR | 83 | 09/16/2009 |
| 80 | MAINT/ALTR | 55 | 03/12/2007 |
| 81 | MAINT/ALTR | 55 | 03/12/2007 |
| 3782 | MAINT/ALTR | 75 | 06/19/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

## 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 | 8,128.00 | UT | 2.00 | 2.00 | 50 | 1993 | 1993 | 3 | 50 | 8,128 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 30,256.00 | UT | 1.10 | 1.10 | 50 | 1993 | 1993 | 3 | 50 | 16,641 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,369

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0300 | C | MULTI-FAM | 0 | | *RMF- | 484.00 | 360.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 120,000 | | | | | | | |

REVIEW DATE 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

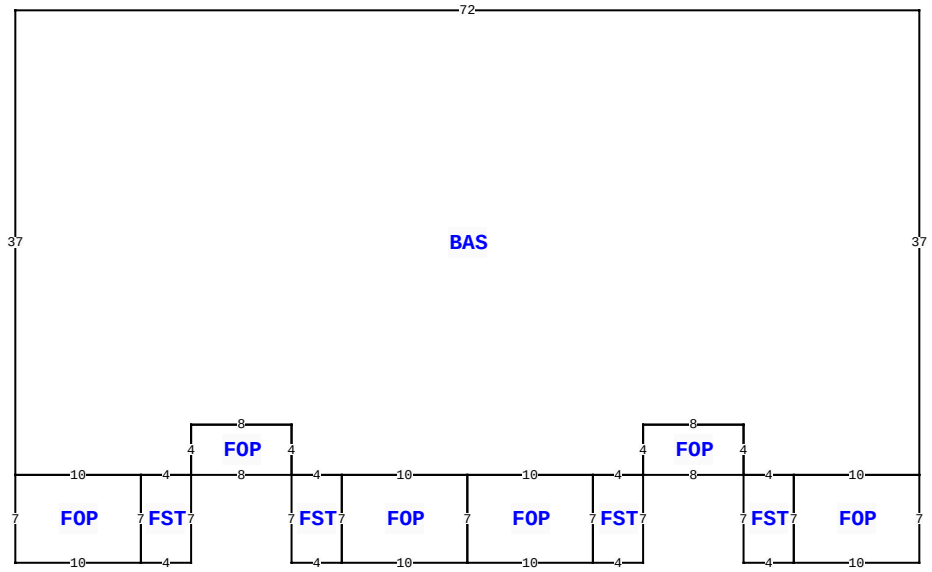
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | | 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 | 2,600 | 100 | | 2,600 | 75,972 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| TOTALS | 3,056 | | | 2,764 | 80,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 2,764 | 94.2552 | 58.44 | 161,528 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

5 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr




** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

## 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 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

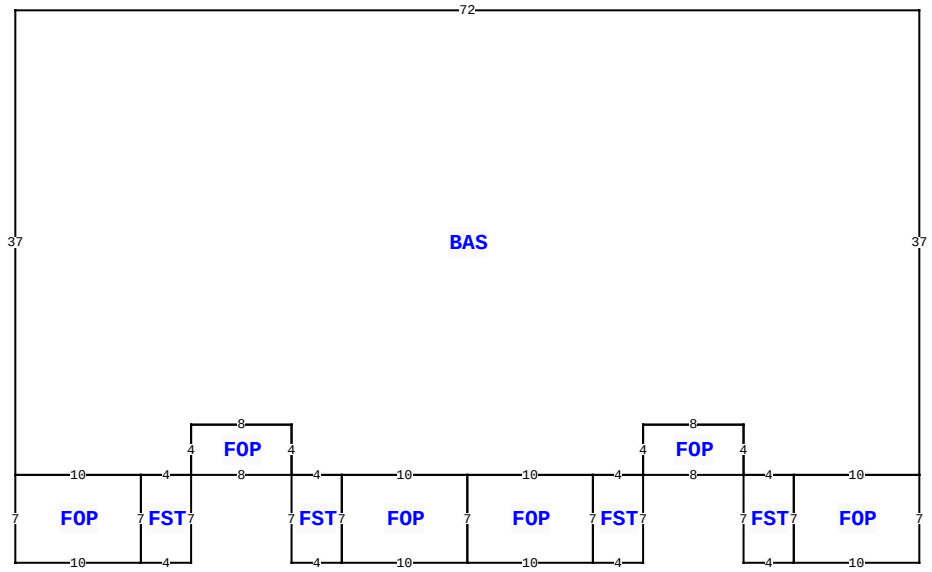
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | | 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 | 2,600 | 100 | | 2,600 | 75,972 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| TOTALS | 3,056 | | | 2,764 | 80,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 2,764 | 94.2552 | 58.44 | 161,528 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

6 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr




** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7E10 N7 W10$ E10 N37$ .

## 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 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
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**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
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| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| 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 | | 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/ |

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| TOTALS | 3,056 | | | 2,764 | 80,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
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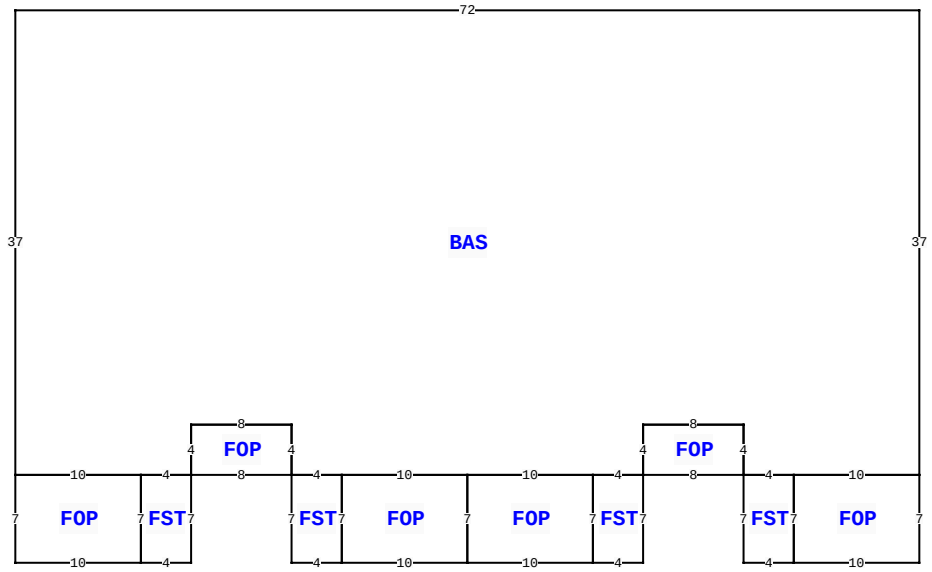
7 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr




** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

| | | | |
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| BLD DATE | | LGL DATE | |
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| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
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| NCON VALUE | 0 |
| INCOME VALUE | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7E10 N7 W10$ E10 N37$ .

## 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 |
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REVIEW DATE 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

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**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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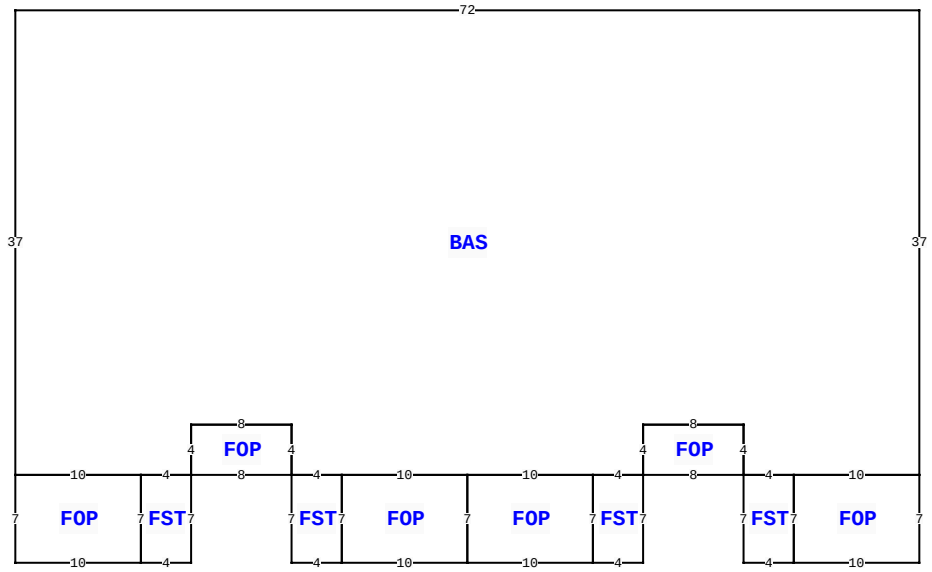
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| TOTALS | 3,056 | | | 2,764 | 80,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 2,764 | 94.2552 | 58.44 | 161,528 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

8 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr




** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10 $ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

## 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 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

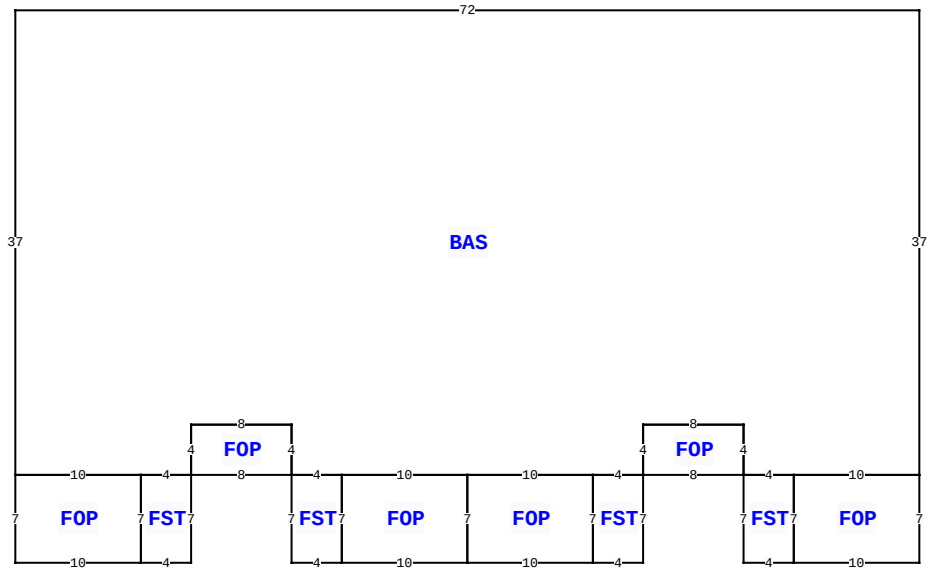
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | | 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 | 2,600 | 100 | | 2,600 | 75,972 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| TOTALS | 3,056 | | | 2,764 | 80,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 2,764 | 94.2552 | 58.44 | 161,528 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

9 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr




** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

## 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 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

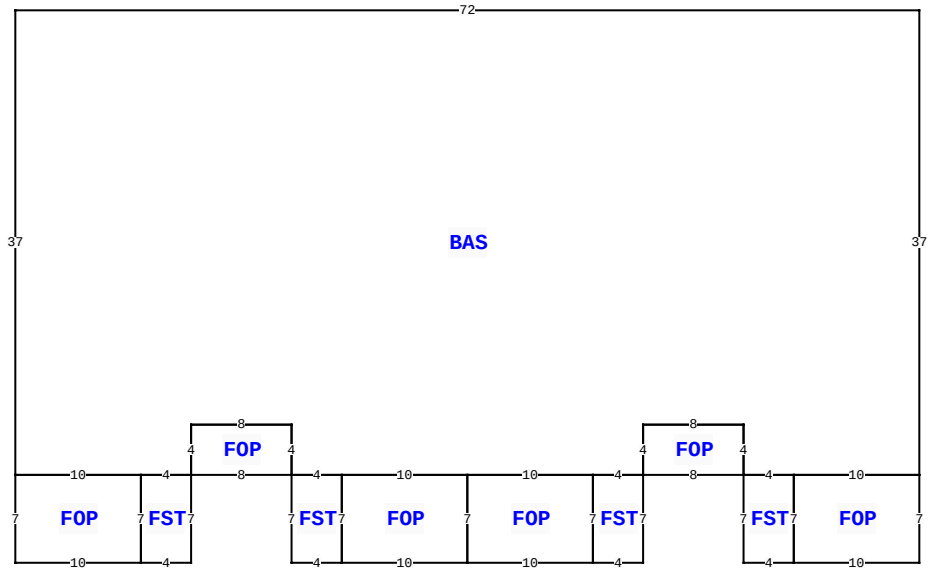
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | | 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 | 2,600 | 100 | | 2,600 | 75,972 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 32 | 30 | | 10 | 292 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FOP | 70 | 30 | | 21 | 614 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| FST | 28 | 55 | | 15 | 439 |
| TOTALS | 3,056 | | | 2,764 | 80,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 2,764 | 94.2552 | 58.44 | 161,528 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

10 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr




** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

## 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 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

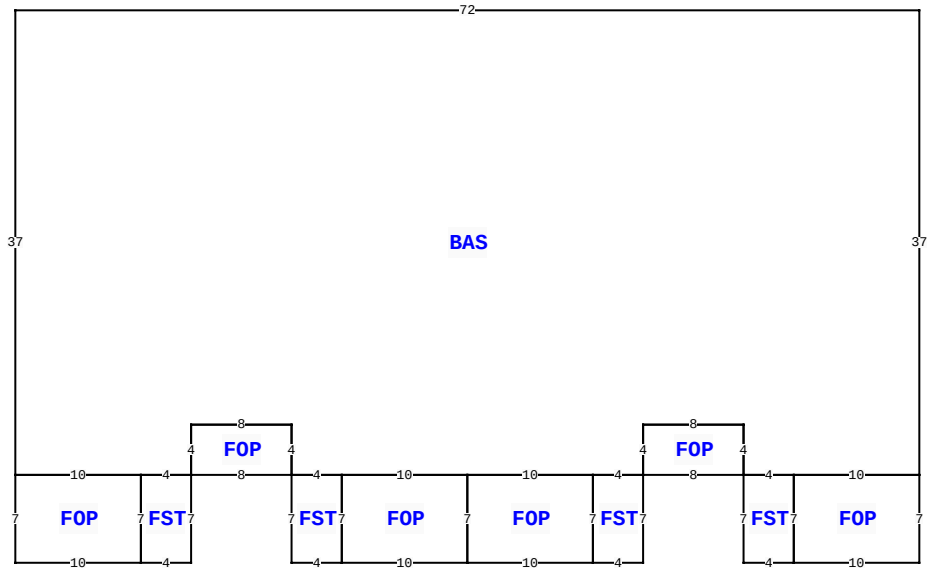
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,600 | 100 | | 2,600 | 76,726 |
| FOP | 32 | 30 | | 10 | 295 |
| FOP | 32 | 30 | | 10 | 295 |
| FOP | 70 | 30 | | 21 | 620 |
| FOP | 70 | 30 | | 21 | 620 |
| FOP | 70 | 30 | | 21 | 620 |
| FOP | 70 | 30 | | 21 | 620 |
| FST | 28 | 55 | | 15 | 443 |
| FST | 28 | 55 | | 15 | 443 |
| FST | 28 | 55 | | 15 | 443 |
| TOTALS | 3,056 | | | 2,764 | 81,566 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 2,764 | 95.1912 | 59.02 | 163,131 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

11 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr




** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10N 7 W10$ E10 N37 $.

## 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 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

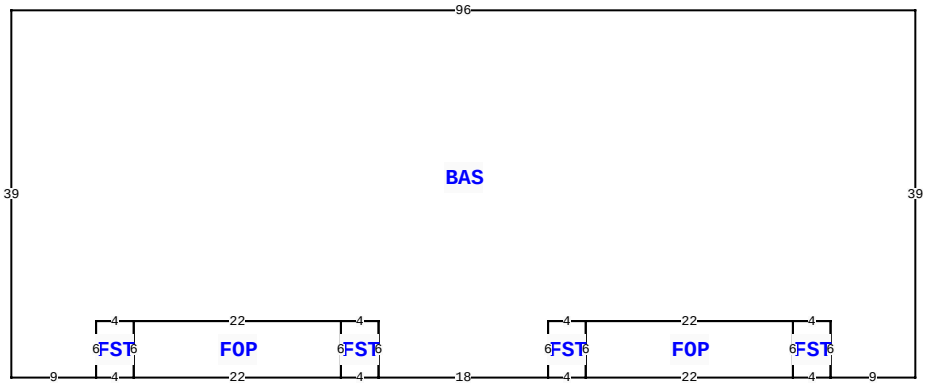
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | 3,384 | 100 | | 3,384 | 98,898 |
| FOP | 132 | 30 | | 40 | 1,169 |
| FOP | 132 | 30 | | 40 | 1,169 |
| FST | 24 | 55 | | 13 | 380 |
| FST | 24 | 55 | | 13 | 380 |
| FST | 24 | 55 | | 13 | 380 |
| FST | 24 | 55 | | 13 | 380 |
| TOTALS | 3,744 | | | 3,516 | 102,755 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 3,516 | 94.2759 | 58.45 | 205,510 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

12 M/FAM LOW 0% - 0 Heated Area: 3384 HX Base Yr




1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W96 S39 E9 FST= E4 N6 W4 S6$ N6 E4 FOP= S6 E22 N6 W22$ E22 FST= S6 E4 N6 W4$ E4 S6 E18 FST= E4 N6 W4 S6$ N6 E4 FOP= S6 E22 N6 W22$ E22 FST= S6 E4 N6 W4$ E4 S6 E9 N39$.

## 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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

**2026**

**31-3S-17-06256-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

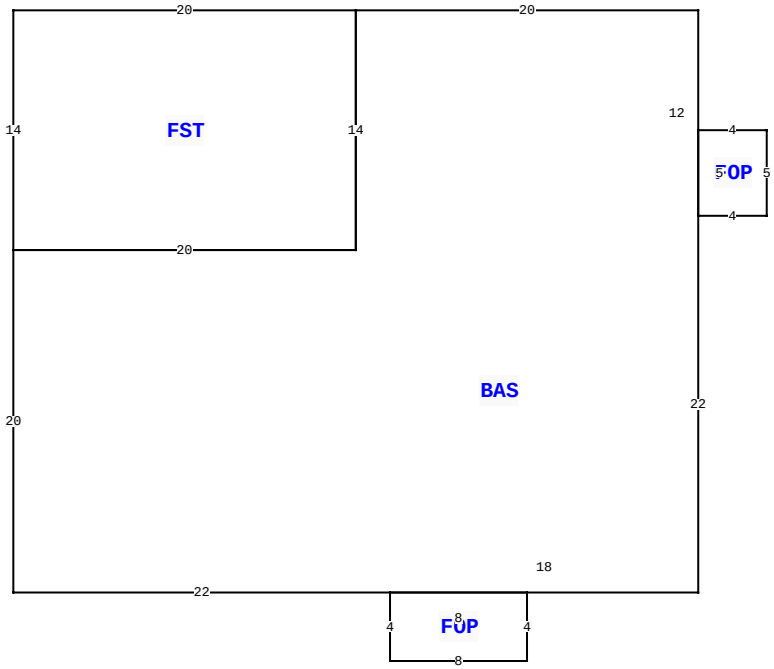
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| 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 | 1,080 | 100 | | 1,080 | 33,183 |
| FOP | 20 | 30 | | 6 | 185 |
| FOP | 32 | 30 | | 10 | 308 |
| FST | 280 | 50 | | 140 | 4,302 |
| TOTALS | 1,412 | | | 1,236 | 37,976 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 1,236 | 83.0466 | 61.45 | 75,952 | 1981 | 1981 | 0 | 0 | 0 | 50.00 | 50.00 |

13 OFFICE LOW 0% - 0 Heated Area: 1080 HX Base Yr




1072 SW ANNISTON CIR, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 649,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 650,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,000 |
| TOTAL JUST VALUE | 650,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FST= W20 S14 E20 N14$ S14 W20 S20 E22 FOP= S4E8 N4 W8$ E18 N22 FOP= E4 N5 W4 S5 $ N12$.

## 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 08/23/2016 BY DF Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/19/2025 BY SYS