COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

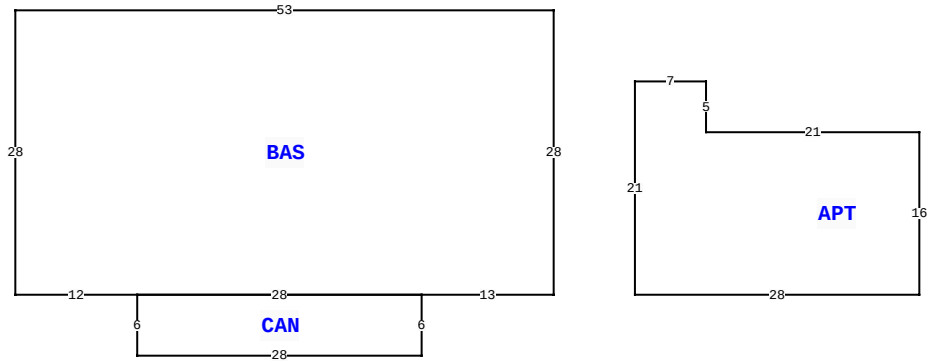
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	05	05
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
APT	483	100		483	19,312
BAS	1,484	100		1,484	59,335
CAN	168	30		50	1,999
TOTALS	2,135			2,017	80,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	04	2,017	90.3000	48.76	98,349	2008	2008	0	0	0	18.00	82.00

1 CLUB HOUSE 0% - 0 Heated Area: 1967 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1198	REMODEL	120	02/09/2009
527	COMMERCIAL	300	01/31/2008
475	MULTIFAM	2,800	01/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W53 S28 E12 E28 E13 N28 $APT=[ORIG=8,28] E28 N16 W21 N5 W7 S21 $CAN=[ORIG=-41,28] S6 E28 N6 W28$

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	18,190.00	UT	2.00	2.00	100	2008	2008	3	100	36,380	
2	0260	PAVEMENT-A	0	0	0	0	141,900.00	UT	1.20	1.20	100	2008	2008	3	100	170,280	
3	0253	LIGHTING	0	0	0	0	9.00	UT	1,440.00	1,440.00	100	2008	2008	3	100	12,960	
4	0270	POOL COMM	0	0	0	0	800.00	UT	36.00	36.00	100	2008	2008	3	100	28,800	
5	0060	CARPORT F	0	0	0	0	120.00	UT	4.00	4.00	100	2008	2008	3	100	480	
6	0120	CLFENCE 4	0	0	0	0	1,300.00	UT	6.00	6.00	100	2008	2008	3	100	7,800	
7	0140	CLFENCE 6	0	0	0	0	2,500.00	UT	7.60	7.60	100	2008	2008	3	100	19,000	
8	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
9	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
10	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	

TOTAL OB/XF 363,774

LAND DESCRIPTION

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	0820	C	APARTMENTS	0		*RMF-2	0.00	0.00	11.62	AC		1.00	1.00	1.00	30,000.00	30,000.00	348,600							

REVIEW DATE 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Quality	05	05

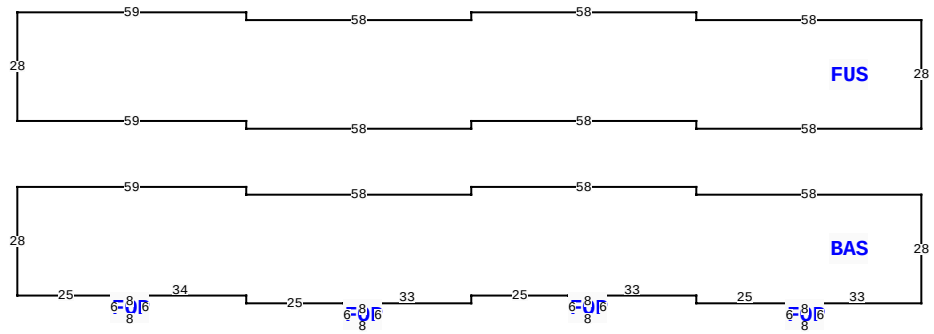
DOR CODE 0300 MULTI-FAM 10+
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	387,174
FOP	48	30		14	831
FOP	48	30		14	831
FOP	48	30		14	831
FOP	48	30		14	831
FUS	6,524	100		6,524	387,174
TOTALS	13,240			13,104	777,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,104	104.6640	75.36	987,517	2008	2008	0	0	0	21.25	78.75

2 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,17] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 $
FUS=[ORIG=0,0] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 $
FOP=[ORIG=-208,43] S6 E8 N6 W8 $
FOP=[TR=2008;ORIG=-148,45] S6 E8 N6 W8 $
FOP=[ORIG=-90,43] S6 E8 N6 W8 $
FOP=[ORIG=-34,45] S6 E8 N6 W8 $
.

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
11	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
12	0295	SPKLR SYS	0	0	0	0	9,800.00	UT	2.25	2.25	100	2008	2008	3	100	22,050	
13	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
14	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
15	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
16	0295	SPKLR SYS	0	0	0	0	6,496.00	UT	2.25	2.25	100	2008	2008	3	100	14,616	
17	0295	SPKLR SYS	0	0	0	0	9,800.00	UT	2.25	2.25	100	2008	2008	3	100	22,050	
18	0295	SPKLR SYS	0	0	0	0	9,800.00	UT	2.25	2.25	100	2008	2008	3	100	22,050	
19	0295	SPKLR SYS	0	0	0	0	9,800.00	UT	2.25	2.25	100	2008	2008	3	100	22,050	
20	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	

TOTAL OB/XF 249,606

LAND DESCRIPTION

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Quality	05	05

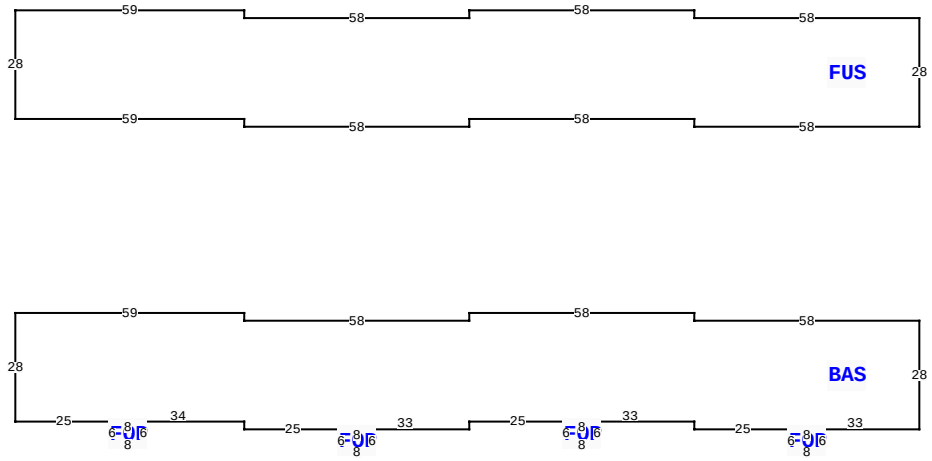
DOR CODE 0300 MULTI-FAM 10+
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	387,174
FOP	48	30		14	831
FOP	48	30		14	831
FOP	48	30		14	831
FOP	48	30		14	831
FUS	6,524	100		6,524	387,174
TOTALS	13,240			13,104	777,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,104	104.6640	75.36	987,517	2008	2008	0	0	0	21.25	78.75

3 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

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
21	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
22	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
23	0294	SHED WOOD/	0	0	12	18	216.00	UT	10.00	10.00	100	0	0	3	100	2,160	
24	0296	SHED METAL	0	0	10	14	140.00	UT	9.00	9.00	100	0	0	3	100	1,260	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 $
FUS=[ORIG=0,-50] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 $
FOP=[ORIG=-208,26] S6 E8 N6 W8 $
FOP=[ORIG=-149,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,26] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
PTR=[ORIG=0,0] N50 S50 $
.

LAND DESCRIPTION

TOTAL OB/XF 33,178

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

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384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

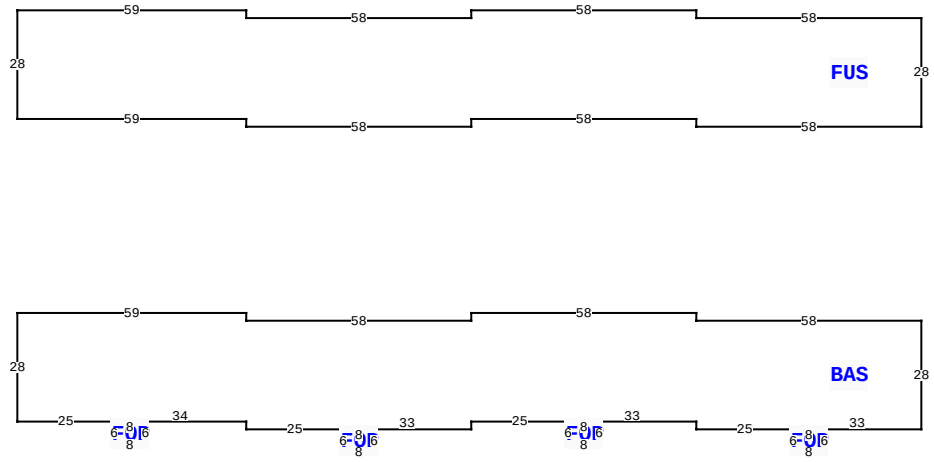
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Quality	05	05
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	6,524	100		6,524	387,174
FOP	48	30		14	831
FOP	48	30		14	831
FOP	48	30		14	831
FOP	48	30		14	831
FUS	6,524	100		6,524	387,174
TOTALS	13,240			13,104	777,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,104	104.6640	75.36	987,517	2008	2008	0	0	0	21.25	78.75

4 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
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SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

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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1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 $FUS=[ORIG=0,-50] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 $FOP=[ORIG=-208,26] S6 E8 N6 W8 $FOP=[ORIG=-149,28] S6 E8 N6 W8 $FOP=[ORIG=-91,26] S6 E8 N6 W8 $FOP=[ORIG=-33,28] S6 E8 N6 W8 $.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

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384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Quality	05	05

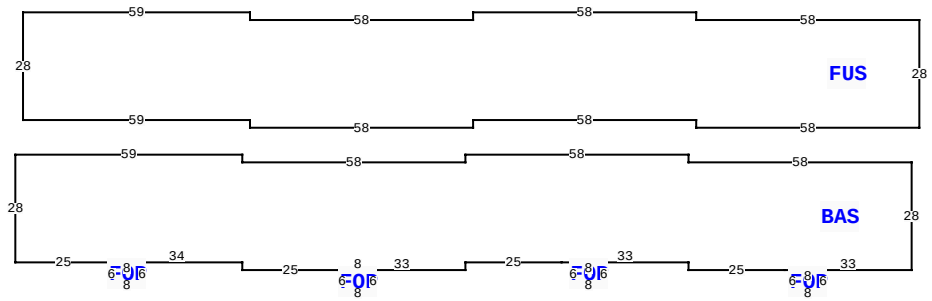
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	379,929
FOP	48	30		14	815
FOP	48	30		14	815
FOP	48	30		14	815
FOP	48	30		14	815
FUS	6,524	100		6,524	379,929
TOTALS	13,240			13,104	763,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,104	102.7040	73.95	969,041	2008	2008	0	0	0	21.25	78.75

5 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-2,9] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 $
FUS=[ORIG=0,0] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 $
FOP=[ORIG=-210,35] S6 E8 N6 W8 $
FOP=[ORIG=-150,43] N6 E8 S6 W8 $
FOP=[ORIG=-90,35] S6 E8 N6 W8 $
FOP=[ORIG=-33,37] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

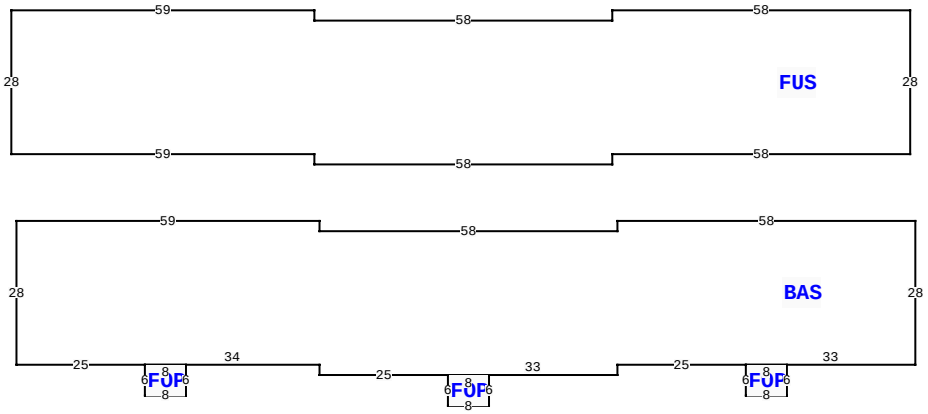
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
Quality	05	05
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	4,900	100		4,900	293,960
FOP	48	30		14	840
FOP	48	30		14	840
FOP	48	30		14	840
FUS	4,900	100		4,900	293,960
TOTALS	9,944			9,842	590,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	9,842	105.8000	76.18	749,764	2008	2008	0	0	0	21.25	78.75

6 M/FAM ROW 0% - 0 Heated Area: 9800 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 $
FUS=[ORIG=-1,-13] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 $
FOP=[ORIG=-150,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,30] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Quality	05	05

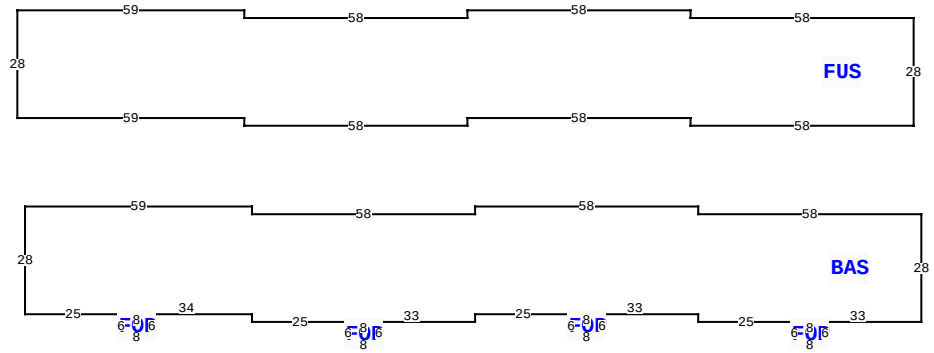
DOR CODE 0300 MULTI-FAM 10+
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	379,929
FOP	48	30		14	815
FOP	48	30		14	815
FOP	48	30		14	815
FOP	48	30		14	815
FUS	6,524	100		6,524	379,929
TOTALS	13,240			13,104	763,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,104	102.7040	73.95	969,041	2008	2008	0	0	0	21.25	78.75

7 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 15 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 $
FUS=[ORIG=-2,-23] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 $
FOP=[ORIG=-208,26] S6 E8 N6 W8 $
FOP=[ORIG=-149,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,26] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

BUILDING CHARACTERISTICS

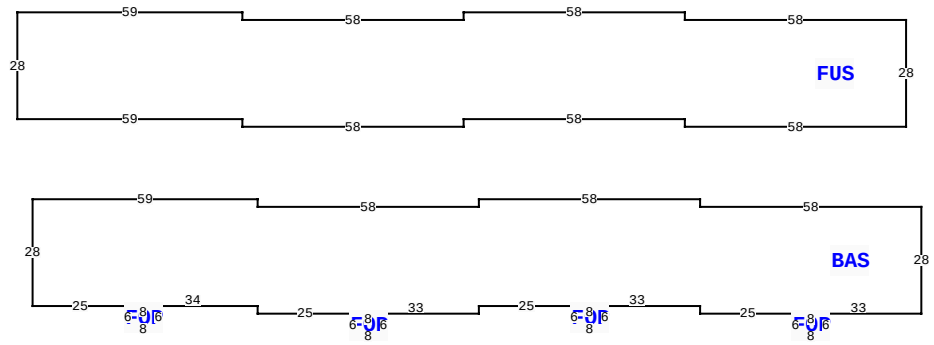
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Quality	05	05
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	6,524	100		6,524	383,526
FOP	48	30		14	823
FOP	48	30		14	823
FOP	48	30		14	823
FOP	48	30		14	823
FUS	6,524	100		6,524	383,526
TOTALS	13,240			13,104	770,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,104	103.6840	74.65	978,214	2008	2008	0	0	0	21.25	78.75

8 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 $
FUS=[ORIG=-4,-21] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 $
FOP=[ORIG=-208,26] S6 E8 N6 W8 $
FOP=[ORIG=-149,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,26] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Quality	05	05

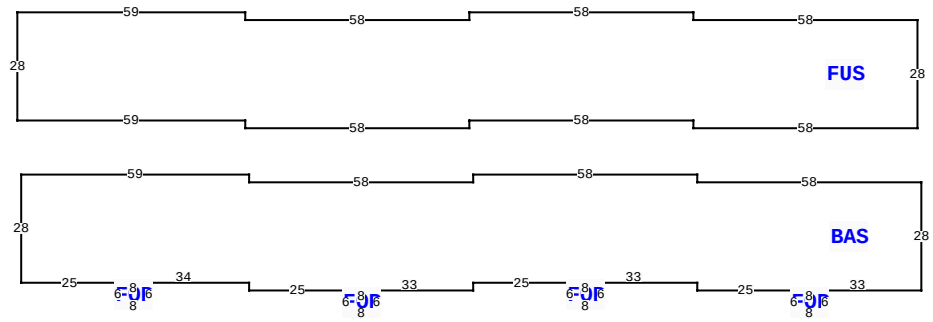
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	383,526
FOP	48	30		14	823
FOP	48	30		14	823
FOP	48	30		14	823
FOP	48	30		14	823
FUS	6,524	100		6,524	383,526
TOTALS	13,240			13,104	770,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,104	103.6840	74.65	978,214	2008	2008	0	0	0	21.25	78.75

9 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
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1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 $
FUS=[ORIG=-1,-14] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 $
FOP=[ORIG=-208,26] S6 E8 N6 W8 $
FOP=[ORIG=-149,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,26] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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Roof Cover	03	COMP SHNGL 100
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Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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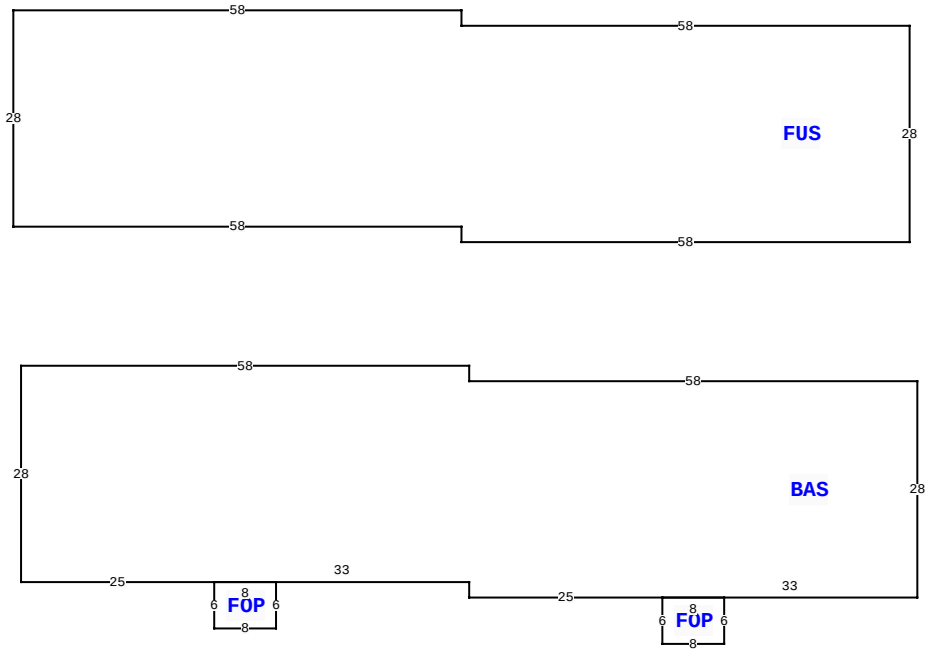
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,248	100		3,248	194,930
FOP	48	30		14	840
FOP	48	30		14	840
FUS	3,248	100		3,248	194,930
TOTALS	6,592			6,524	391,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	6,524	105.8480	76.21	497,194	2008	2008	0	0	0	21.25	78.75

10 M/FAM ROW 0% - 0 Heated Area: 6496 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 N2 W58 S28 E25 E33 S2 E25 E33 N28 $
FUS=[ORIG=-1,-18] N28 W58 N2 W58 S28 E58 S2 E58 $
FOP=[ORIG=-91,26] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
Quality	05	05

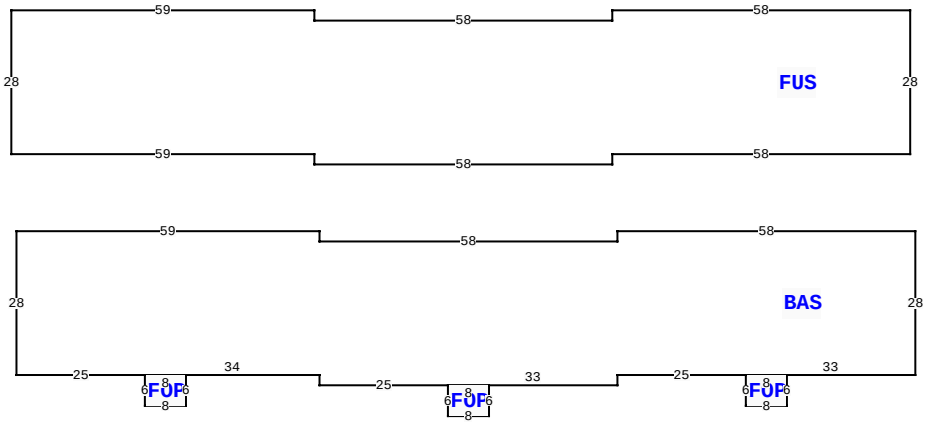
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,900	100		4,900	291,181
FOP	48	30		14	832
FOP	48	30		14	832
FOP	48	30		14	832
FUS	4,900	100		4,900	291,181
TOTALS	9,944			9,842	584,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	9,842	104.8000	75.46	742,677	2008	2008	0	0	0	21.25	78.75

11 M/FAM ROW 0% - 0 Heated Area: 9800 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 $
FUS=[ORIG=-1,-15] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 $
FOP=[ORIG=-150,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,30] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
Quality	05	05

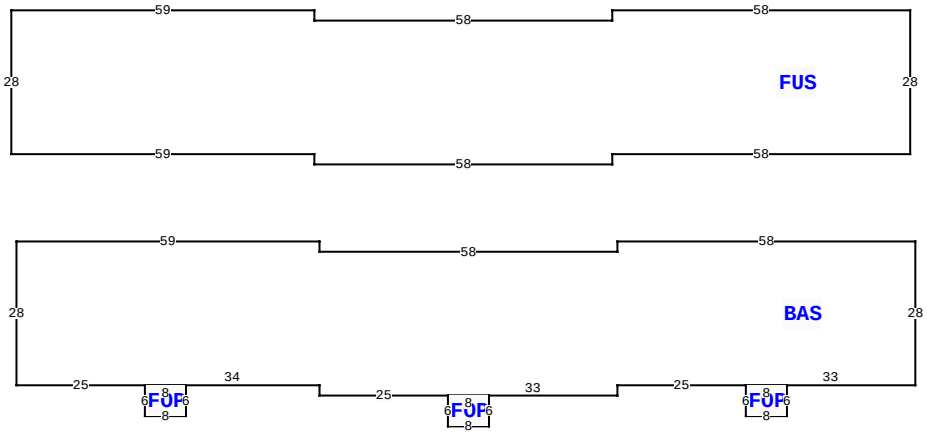
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,900	100		4,900	293,960
FOP	48	30		14	840
FOP	48	30		14	840
FOP	48	30		14	840
FUS	4,900	100		4,900	293,960
TOTALS	9,944			9,842	590,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	9,842	105.8000	76.18	749,764	2008	2008	0	0	0	21.25	78.75

12 M/FAM ROW 0% - 0 Heated Area: 9800 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 $
FUS=[ORIG=-1,-17] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 $
FOP=[ORIG=-150,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,30] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT FOR
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
Quality	05	05

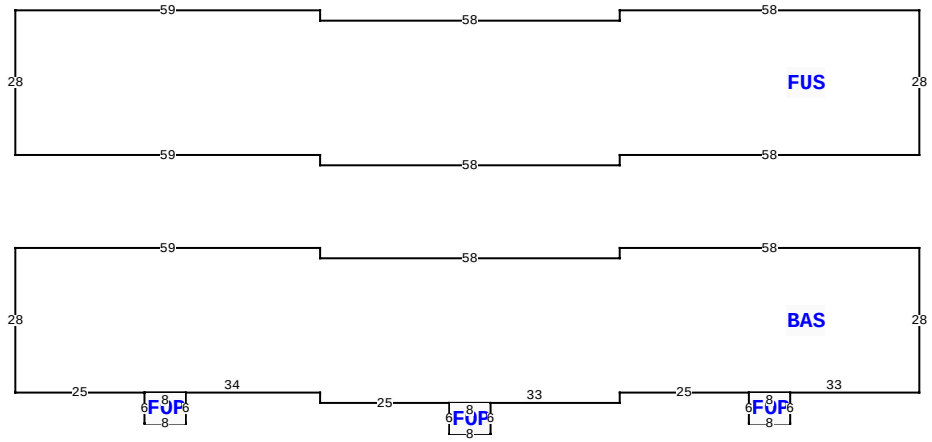
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,900	100		4,900	293,960
FOP	48	30		14	840
FOP	48	30		14	840
FOP	48	30		14	840
FUS	4,900	100		4,900	293,960
TOTALS	9,944			9,842	590,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	9,842	105.8000	76.18	749,764	2008	2008	0	0	0	21.25	78.75

13 M/FAM ROW 0% - 0 Heated Area: 9800 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	10,764,145
SOH/AGL Deduction	0
ASSESSED VALUE	10,764,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 $
FUS=[ORIG=0,-18] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 $
FOP=[ORIG=-150,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,30] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

COMM SW COR LOT 8 MELTON'S
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GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC
384 SW DEXTER CIRCL
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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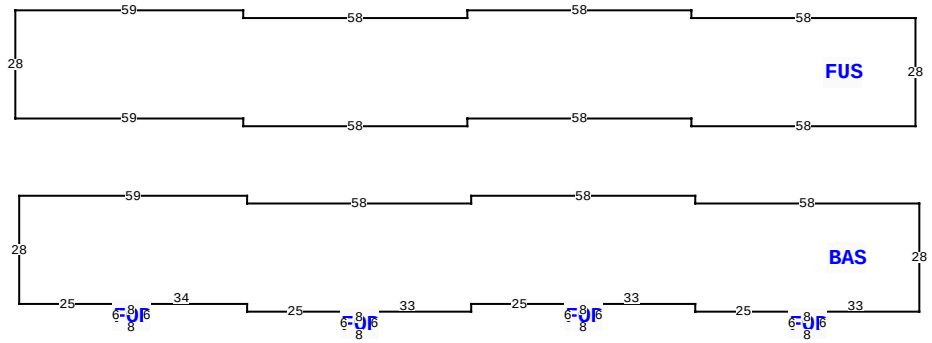
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	383,526
FOP	48	30		14	823
FOP	48	30		14	823
FOP	48	30		14	823
FOP	48	30		14	823
FUS	6,524	100		6,524	383,526
TOTALS	13,240			13,104	770,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,104	103.6840	74.65	978,214	2008	2008	0	0	0	21.25	78.75

14 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,768,987
TOTAL MARKET OB/XF VALUE	646,558
TOTAL LAND VALUE - MARKET	348,600
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS

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FOP=[ORIG=-208,26] S6 E8 N6 W8 $
FOP=[ORIG=-149,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,26] S6 E8 N6 W8 $
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EXTRA FEATURES

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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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

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RMS		0 100
Stories	2.	2. 100
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Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
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MARKET ADJUSTMENTS

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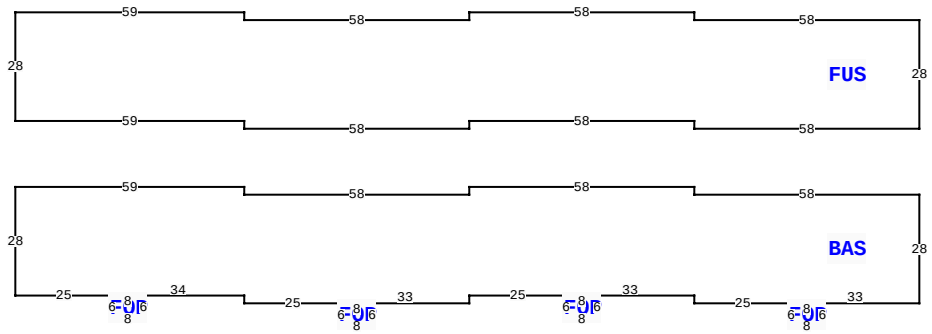
15 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr



384 SW DEXTER CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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BASE TAXABLE VALUE	10,764,145
TOTAL JUST VALUE	10,764,145
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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
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1281/1016	9/12/2014	WD	U	I	38	6,739,800
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BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 $
FUS=[ORIG=0,-17] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 $
FOP=[ORIG=-208,26] S6 E8 N6 W8 $
FOP=[ORIG=-149,28] S6 E8 N6 W8 $
FOP=[ORIG=-91,26] S6 E8 N6 W8 $
FOP=[ORIG=-33,28] S6 E8 N6 W8 $
.

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 05/10/2024 BY ME Total Acres: 11.62 Total Land Value: 348,600 Market: 0 Agricultural: 0 Common: 348,600 PRINTED 11/18/2025 BY SYS