28.52 AC AS DESC IN ORB 251-483.

452-375, WD 954-54, 969-473, WD

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

2025

35-3S-16-02521-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3800	GOLF COURSES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.00	1.00/	

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,000
TOTAL MARKET VALUE	92,000
SOH/AGL Deduction	0
ASSESSED VALUE	92,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,000
TOTAL JUST VALUE	92,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/1468	1/31/2022	WD	U	I	38	900,000
GRANTOR: LAKE CITY GOLF LLC						
GRANTEE: SYAN RESORT, LLC						
1179/2598	8/28/2009	WD	Q	I	01	1,900,000
GRANTOR: SOUTHERN OAKS GOLF CL						
GRANTEE: LAKE CITY GOLF LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	3800	C	GOLF CORSE	0		00	0.00	0.00	2.00	UT		1.00	1.00	1.00	45,500.00	45,500.00	91,000							
2	0000	C	VAC RES	0		00	0.00	0.00	0.20	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,000							

REVIEW DATE 07/12/2023 BY JB Total Acres: 28.52 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 04/29/2025 BY SYS