

BEG NE COR OF SE1/4 OF NE1/4,
 RUN S 568.12 FT, S 41 DEG W
 632.16 FT TO E'LY R/W OF AN

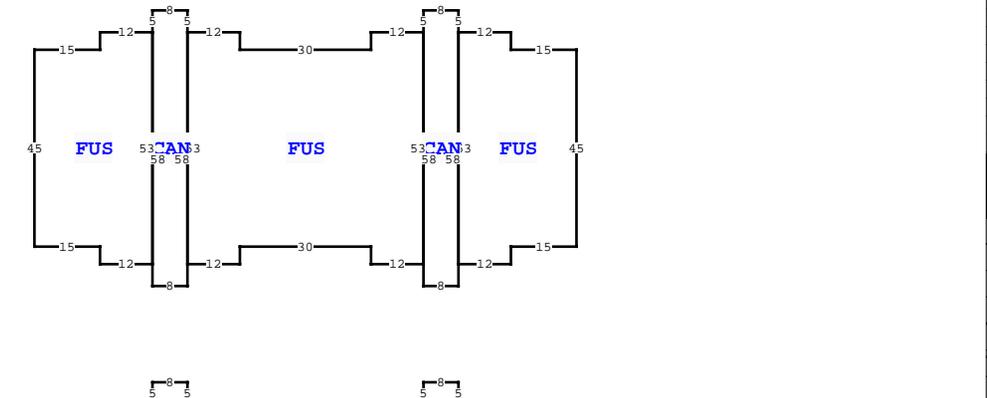
SPT WAH WINDSONG I LLC/C/O RYAN LLC
 200 E BROWARD BLVD, SUITE 141
 FT LAUDERDALE, FL 33301

2026

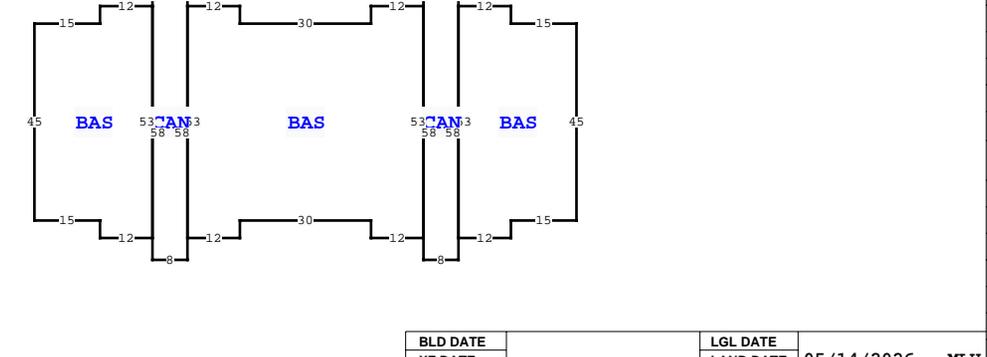
02-4S-16-02712-004

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	2.	2. 100
Units		16 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2500	03	11,092	100.6830	73.50	815,262	2001	2001	0	0	31.20	68.80	



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	2416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100		1,311	66,295
BAS	1,311	100		1,311	66,295
BAS	2,622	100		2,622	132,589
CAN	504	30		151	7,636
CAN	504	30		151	7,636
CAN	504	30		151	7,636
CAN	504	30		151	7,636
FUS	1,311	100		1,311	66,295
FUS	1,311	100		1,311	66,295
FUS	2,622	100		2,622	132,589
TOTALS	12,504			11,092	560,900



COLUMBIA COUNTY PROPERTY			PAGE 1 of 11
VALUATION BY		RECONCILE	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		4,299,900	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		100	
TOTAL MARKET VALUE		4,300,000	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,300,000	
TOTAL EXEMPTION VALUE	84	3,917,778	
BASE TAXABLE VALUE		382,222	
TOTAL JUST VALUE		4,300,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		4,300,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-257	REROOF-ASP SHNGL		11/27/2023
18213	POOL	200	04/26/2001
17740	MULTIFAM	2,624	12/13/2000
17899	MULTIFAM	440	02/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/1549	3/03/2016	WD	U	I	11	100
GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						
1304/1619	11/17/2015	WD	Q	I	01	5,316,400
GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						

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	0260	PAVEMENT-A	0	0	0	0	151,873.00	UT	1.10	1.10	100	2001	2001	3	100	167,060	
2	0120	CLFENCE 4	0	0	0	0	312.00	UT	3.50	3.50	100	2001	2001	3	100	1,092	
3	0160	CLFENCE 10	0	0	0	0	248.00	UT	8.50	8.50	100	2001	2001	3	100	2,108	
4	0164	CONC BIN	0	0	14	29	406.00	UT	8.50	8.50	100	2001	2001	3	100	3,451	
5	0166	CONC, PAVMT	0	0	0	0	25,173.00	UT	2.00	2.00	100	2001	2001	3	100	50,346	
6	0270	POOL COMM	0	0	0	0	1,433.00	UT	35.00	35.00	90	2001	2001	3	90	45,140	
7	0166	CONC, PAVMT	0	0	0	0	2,314.00	UT	2.00	2.00	100	2001	2001	3	100	4,628	
8	0253	LIGHTING	0	0	0	0	21.00	UT	800.00	800.00	100	2001	2001	3	100	16,800	
9	0295	SPKLR SYS	0	0	0	0	173,855.00	UT	1.50	1.50	100	2001	2001	3	100	260,783	
10	0140	CLFENCE 6	0	0	0	0	810.00	UT	6.50	6.50	100	2001	2001	3	100	5,265	

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
2580 SW WINDSONG CIR, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
05/14/2026 MLU																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W15 N4 W12 CAN= N5 W8 S5 BAS= W12 S4 W30 N4 W12 CAN= N5 W8 S5 BAS= W12 S4 W15 S45 E15 S4 E12 N53\$ S58 E8 N58\$ S53 E12 N4 E30 S4 E12 N53\$ S58 E8 N58\$ S53 E12 N4 E15 N45\$ PTR= N40 FUS= N45 W15 N4 W12 CAN= N5 W8 S5 FUS= W12 S4 W30 N4 W12 CAN= N5 W8 S5 FUS= W12 S4 W15 S45 E15 S4 E12 N53\$ S58 E8 N58\$ S53 E12 N4 E30 S4 E12 N53\$ S58 E8 N58\$ S53 E12 N4 E15\$ S40\$.																	

LAND DESCRIPTION																								
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-2	0.00	0.00	12.00	AC		1.00	1.00	1.00	38,000.00	38,000.00	456,000							
2	9601	C	RETENTION AR	0			0.00	0.00	0.95	AC		1.00	1.00	1.00	175.00	175.00	166							

BEG NE COR OF SE1/4 OF NE1/4,
 RUN S 568.12 FT, S 41 DEG W
 632.16 FT TO E'LY R/W OF AN

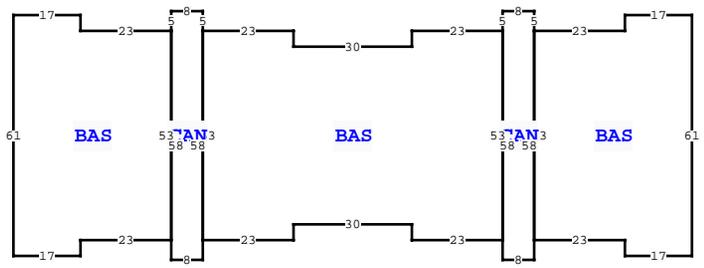
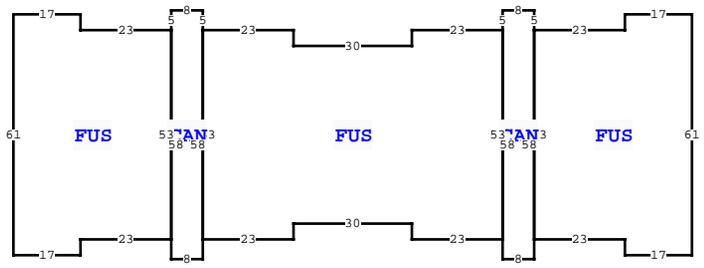
SPT WAH WINDSONG I LLC/C/O RYAN LLC
 200 E BROWARD BLVD, SUITE 141
 FT LAUDERDALE, FL 33301

2026

02-4S-16-02712-004

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0300MULTI-FAM 10+
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 M/FAM ROW	0%	- 0										
			Heated Area: 16600									HX Base Yr



NEIGHBORHOOD/LOC	2416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100		2,256	115,075
BAS	2,256	100		2,256	115,075
BAS	3,788	100		3,788	193,219
CAN	504	30		151	7,702
CAN	504	30		151	7,702
CAN	504	30		151	7,702
CAN	504	30		151	7,702
FUS	2,256	100		2,256	115,075
FUS	2,256	100		2,256	115,075
FUS	3,788	100		3,788	193,219
TOTALS	18,616			17,204	877,547

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

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
11	0169	FENCE/WOOD	0	0	0	0	369.00	UT	7.50	7.50	100	2001	2001	3	100	2,768	
12	0169	FENCE/WOOD	0	0	0	0	1,077.00	UT	7.50	7.50	100	2001	2001	3	100	8,078	

TOTAL OB/XF												
2580 SW WINDSONG CIR, LAKE CITY												
10,846												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 11
VALUATION BY			RECONCILE
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			4,299,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			4,300,000
SOH/AGL Deduction			0
ASSESSED VALUE			4,300,000
TOTAL EXEMPTION VALUE	84	3,917,778	
BASE TAXABLE VALUE			382,222
TOTAL JUST VALUE			4,300,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			4,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/1549	3/03/2016	WD	U	I	11	100
GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						
1304/1619	11/17/2015	WD	Q	I	01	5,316,400
GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W17 S4 W23 CAN= N5 W8 S5 BAS= W23 S4 W30 N4 W23 CAN= N5 W8 S5 BAS= W23 N4 W17 S61 E17 N4 E23 N53\$ S58 E8 N58\$ S53 E23 N4 E30 S4 E23 N53\$ S58 E8 N58\$ S53 E23 S4 E17 N61\$ PTR= N40 FUS= N61 W17 S4 W23 CAN= N5 W8 S5 FUS= W23 S4 W30 N4 W23 CAN= N5 W8 S5 FUS= W23 N4 W17 S61 E17 N4 E23 N53\$ S58 E8 N58\$ S53 E23 N4 E30 S4 E23 N53\$ S58 E8 N58\$ S53 E23 S4 E17\$ S40\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

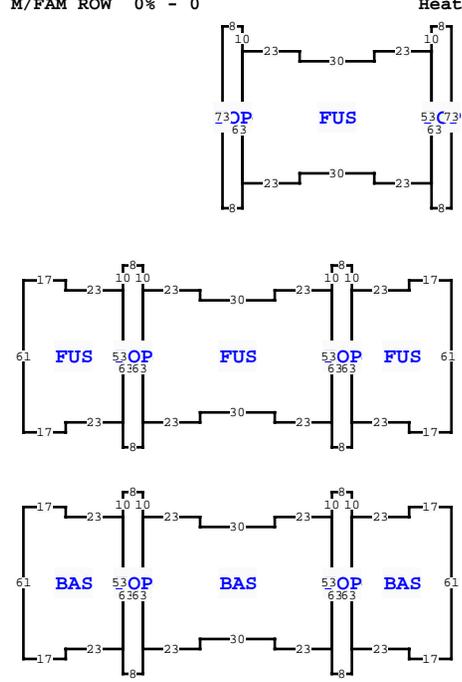
BEG NE COR OF SE1/4 OF NE1/4,
 RUN S 568.12 FT, S 41 DEG W
 632.16 FT TO E'LY R/W OF AN

SPT WAH WINDSONG I LLC/C/O RYAN LLC
 200 E BROWARD BLVD, SUITE 141
 FT LAUDERDALE, FL 33301

2026

02-4S-16-02712-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		0 100	
Stories	3.	3. 100	
Units		20 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,256	100	
BAS	2,256	100	
BAS	3,788	100	
FOP	584	30	
FUS	2,256	100	
TOTALS	23,892		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2500	03	21,438	100.5120	73.37	1,572,906	2001	2001	0	0	0	31.20	68.80												
9 M/FAM ROW 0% - 0 Heated Area: 20388 HX Base Yr																								
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/14/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/14/2026	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 9 of 11
VALUATION BY	RECONCILE		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			4,299,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			4,300,000
SOH/AGL Deduction			0
ASSESSED VALUE			4,300,000
TOTAL EXEMPTION VALUE	84	3,917,778	
BASE TAXABLE VALUE			382,222
TOTAL JUST VALUE			4,300,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			4,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/1549	3/03/2016	WD	U	I	11	100
GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						
1304/1619	11/17/2015	WD	Q	I	01	5,316,400
GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						

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

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT

BUILDING NOTES												
<p>BAS= W17 S4 W23 FOP= N10 W8 S10 BAS= W23 S4 W30 N4 W23 FOP= N10 W8 S10 BAS= W23 N4 W17 S61 E17 N4 E23 N53\$ S63 E8 N63\$ S53 E23 N4 E30 S4 E23 N53\$ S63 E8 N63\$ S53 E23 S4 E17 N61\$ PTR= N30 FUS= N61 W17 S4 W23 FOP= N10 W8 S10 FUS= W23 S4 W30 N4 W23 FOP= N10 W8 S10 FUS= W23 N4 W17 S61 E17 N4 E23 N53\$ S63 E8 N63\$ S53 E23 N4 E30 S4 E23 N53\$ S63 E8 N63\$ S53 E23 S4 E17\$ S30\$ PTR= N120 FOP= N73 W8 S10 FUS= W23 S4 W30 N4 W23 FOP= N10 W8 S73 E8 N63\$ S53 E23 N4 E30 S4 E23 N53\$ S63 E8\$ S120\$.</p>												

BUILDING DIMENSIONS												
<p>BAS= W17 S4 W23 FOP= N10 W8 S10 BAS= W23 S4 W30 N4 W23 FOP= N10 W8 S10 BAS= W23 N4 W17 S61 E17 N4 E23 N53\$ S63 E8 N63\$ S53 E23 N4 E30 S4 E23 N53\$ S63 E8 N63\$ S53 E23 S4 E17\$ S30\$ PTR= N120 FOP= N73 W8 S10 FUS= W23 S4 W30 N4 W23 FOP= N10 W8 S73 E8 N63\$ S53 E23 N4 E30 S4 E23 N53\$ S63 E8\$ S120\$.</p>												

LAND DESCRIPTION													TOTAL OB/XF												
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	

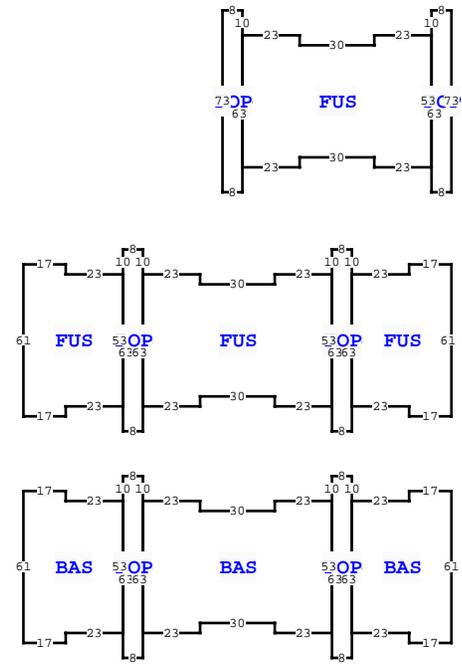
BEG NE COR OF SE1/4 OF NE1/4,
 RUN S 568.12 FT, S 41 DEG W
 632.16 FT TO E'LY R/W OF AN

SPT WAH WINDSONG I LLC/C/O RYAN LLC
 200 E BROWARD BLVD, SUITE 141
 FT LAUDERDALE, FL 33301

2026

02-4S-16-02712-004


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 80			
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Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		0 100			
Stories	3.	3. 100			
Units		20 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	2416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100		2,256	113,880
BAS	2,256	100		2,256	113,880
BAS	3,788	100		3,788	191,213
FOP	584	30		175	8,834
FOP	584	30		175	8,834
FOP	584	30		175	8,834
FOP	584	30		175	8,834
FOP	584	30		175	8,834
FOP	584	30		175	8,834
FOP	584	30		175	8,834
FUS	2,256	100		2,256	113,880
TOTALS	23,892			21,438	1,082,159

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
10 M/FAM ROW	0%	- 0										
Heated Area: 20388 HX Base Yr												
												
** This building has 13 Sub-Areas 2580 SW WINDSONG CIR, LAKE CITY												
BLD DATE			LGL DATE			05/14/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

COLUMBIA COUNTY PROPERTY				PAGE 10 of 11	1
VALUATION SUMMARY				RECONCILE	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				4,299,900	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				100	
TOTAL MARKET VALUE				4,300,000	
SOH/AGL Deduction				0	
ASSESSED VALUE				4,300,000	
TOTAL EXEMPTION VALUE		84		3,917,778	
BASE TAXABLE VALUE				382,222	
TOTAL JUST VALUE				4,300,000	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				4,300,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/1549	3/03/2016	WD	U	I	11	100
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GRANTEE: SPT WAH WINDSONG I						
1304/1619	11/17/2015	WD	Q	I	01	5,316,400
GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W17 S4 W23 FOP= N10 W8 S10 BAS= W23 S4 W30 N4 W23 FOP= N10 W8 S10 BAS= W23 N4 W17 S61 E17 N4 E23 N53\$ S63 E8 N63\$ S53 E23 N4 E30 S4 E23 N53\$ S63 E8 N63\$ S53 E23 S4 E17 N61\$ PTR= N30 FUS= N61 W17 S4 W23 FOP= N10 W8 S10 FUS= W23 S4 W30 N4 W23 FOP= N10 W8 S10 FUS= W23 N4 W17 S61 E17 N4 E23 N53\$ S63 E8 N63\$ S53 E23 N4 E30 S4 E23 N53\$ S63 E8 N63\$ S53 E23 S4 E17\$ S30\$ PTR= N120 FOP= N73 W8 S10 FUS= W23 S4 W30 N4 W23 FOP= N10 W8 S73 E8 N63\$ S53 E23 N4 E30 S4 E23 N53\$ S63 E8\$ S120\$.

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

