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

2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

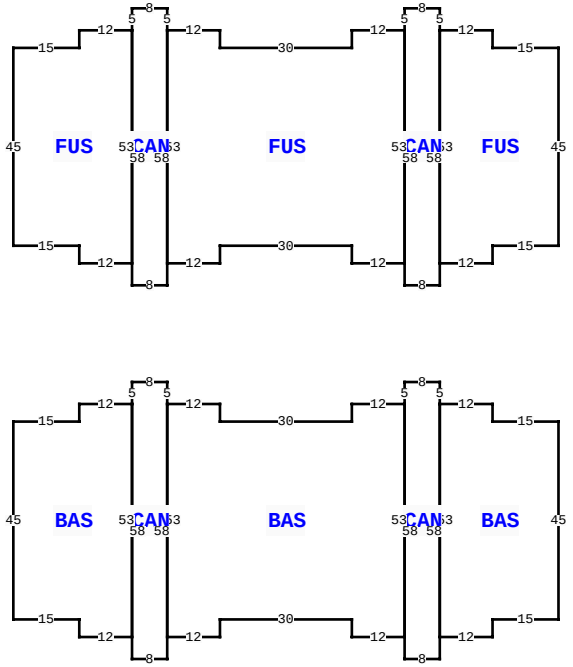
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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+
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

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	0	31.20	68.80

1 M/FAM ROW 0% - 0 Heated Area: 10488 HX Base Yr



2580 SW WINDSONG CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 11 1

VALUATION SUMMARY

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 SHINGL		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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 556,673

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		*RMF-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							

REVIEW DATE 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

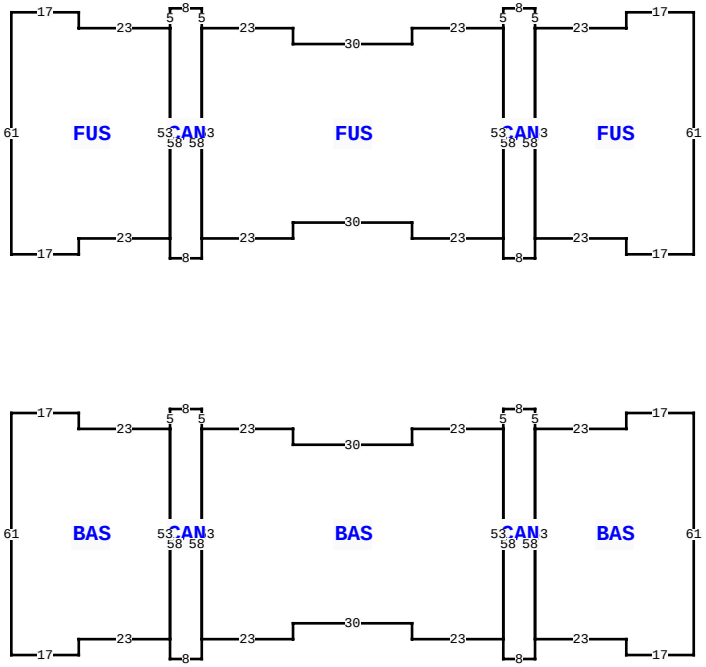
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	17,204	101.5590	74.14	1,275,505	2001	2001	0	0	0	31.20	68.80

2 M/FAM ROW 0% - 0 Heated Area: 16600 HX Base Yr



2580 SW WINDSONG CIR, LAKE CITY

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

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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

TOTAL OB/XF 10,846

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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

2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

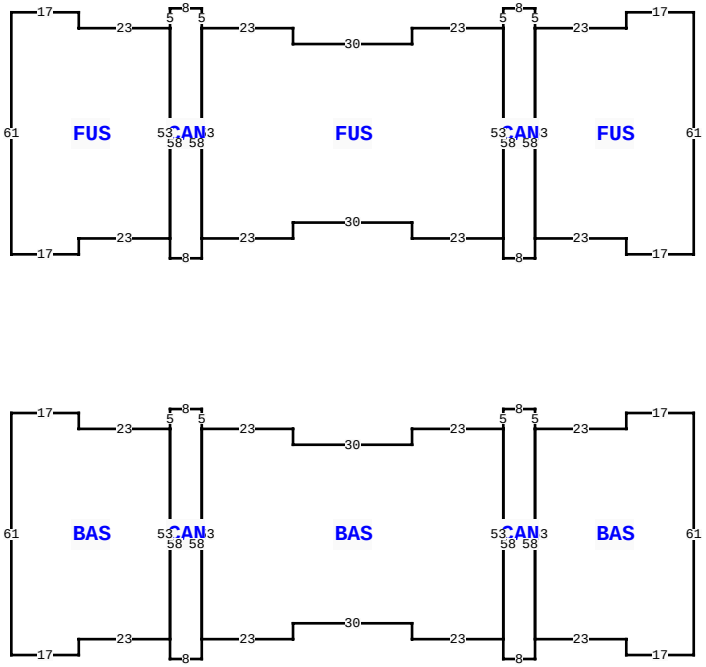
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	17,204	101.5590	74.14	1,275,505	2001	2001	0	0	0	31.20	68.80

3 M/FAM ROW 0% - 0 Heated Area: 16600 HX Base Yr



2580 SW WINDSONG CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 11 1

VALUATION SUMMARY

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$.

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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
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2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

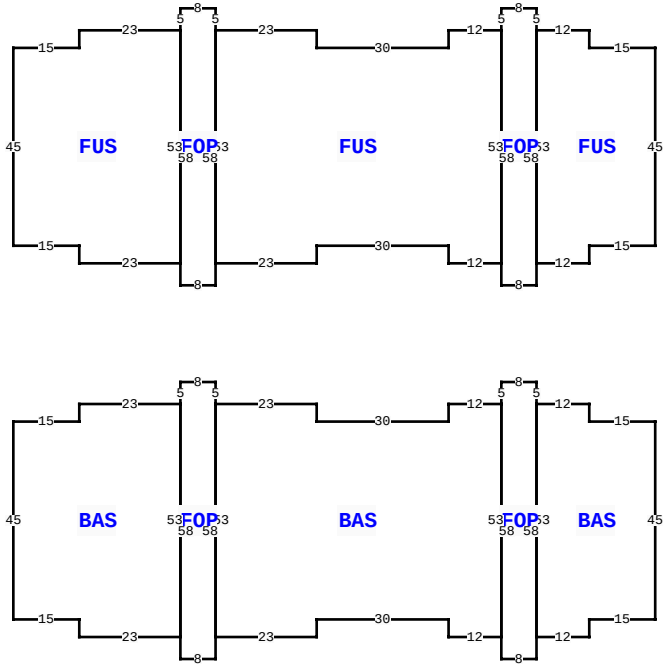
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
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Bedrooms		1 100
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Units		16 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,311	100		1,311	65,627
BAS	1,894	100		1,894	94,811
BAS	3,205	100		3,205	160,439
FOP	504	30		151	7,559
FOP	504	30		151	7,559
FOP	504	30		151	7,559
FOP	504	30		151	7,559
FUS	1,311	100		1,311	65,627
FUS	1,894	100		1,894	94,811
FUS	3,205	100		3,205	160,439
TOTALS	14,836			13,424	671,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,424	99.6660	72.76	976,730	2001	2001	0	0	0	31.20	68.80

4 M/FAM ROW 0% - 0 Heated Area: 12820 HX Base Yr



2580 SW WINDSONG CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 11 1

VALUATION SUMMARY

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
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N4 W12 FOP= N5 W8 S5 BAS= W12 S4 W30 N4 W23 FOP= N5 W8 S5 BAS= W23 S4 W15 S45 E15 S4 E23 N53$ S58 E8 N58$ S53 E23 N4 E30 S4 E12 N53$ S58 E8 N58$ S53 E12 N4 E15 N45$ PTR= N40 FUS= N45 W15 N4 W12 FOP= N5 W8 S5 FUS= W12 S4 W30 N4 W23 FOP= N5 W8 S5 FUS= W23 S4 W15 S45 E15 S4 E23 N53$ S58 E8 N58$ S53 E23 N4 E30 S4 E12 N53$ S58 E8 N58$ S53 E12 N4 E15 $ S40$.

EXTRA FEATURES

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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

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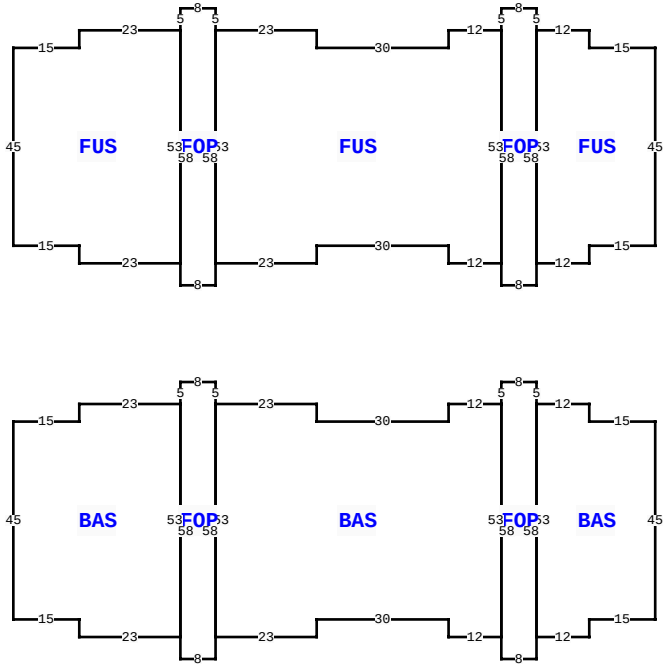
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Interior Wall	05	DRYWALL 100
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Stories	2.	2. 100
Units		16 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100		1,311	65,627
BAS	1,894	100		1,894	94,811
BAS	3,205	100		3,205	160,439
FOP	504	30		151	7,559
FOP	504	30		151	7,559
FOP	504	30		151	7,559
FOP	504	30		151	7,559
FUS	1,311	100		1,311	65,627
FUS	1,894	100		1,894	94,811
FUS	3,205	100		3,205	160,439
TOTALS	14,836			13,424	671,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	13,424	99.6660	72.76	976,730	2001	2001	0	0	0	31.20	68.80

5 M/FAM ROW 0% - 0 Heated Area: 12820 HX Base Yr



2580 SW WINDSONG CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 11 1

VALUATION SUMMARY

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= W15 N4 W12 FOP= N5 W8 S5 BAS= W12 S4 W30 N4 W23 FOP= N5 W8 S5 BAS= W23 S4 W15 S45 E15 S4 E23 N53$ S58 E8 N58$ S53 E23 N4 E30 S4 E12 N53$ S58 E8 N58$ S53 E12 N4 E15 N45$ PTR= N40 FUS= N45 W15 N4 W12 FOP= N5 W8 S5 FUS= W12 S4 W30 N4 W23 FOP= N5 W8 S5 FUS= W23 S4 W15 S45 E15 S4 E23 N53$ S58 E8 N58$ S53 E23 N4 E30 S4 E12 N53$ S58 E8 N58$ S53 E12 N4 E15$ S40$.

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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

2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

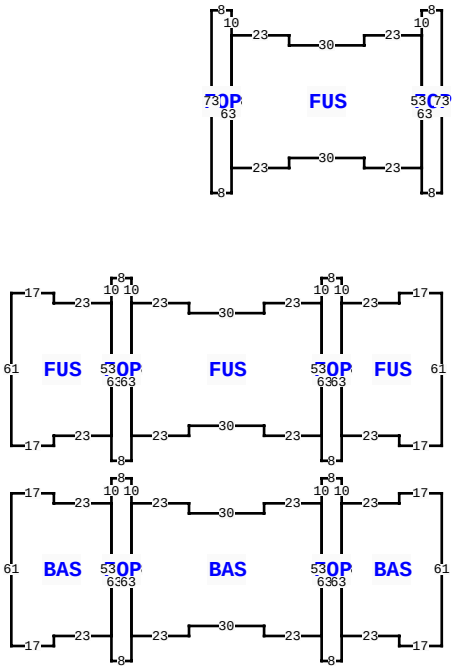
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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
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
2500	03	21,438	100.5120	73.37	1,572,906	2001	2001	0	0	0	31.20	68.80

6 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 6 of 11 1

VALUATION SUMMARY

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 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= N80 FUS= 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 N61$ S80$ 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

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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

2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

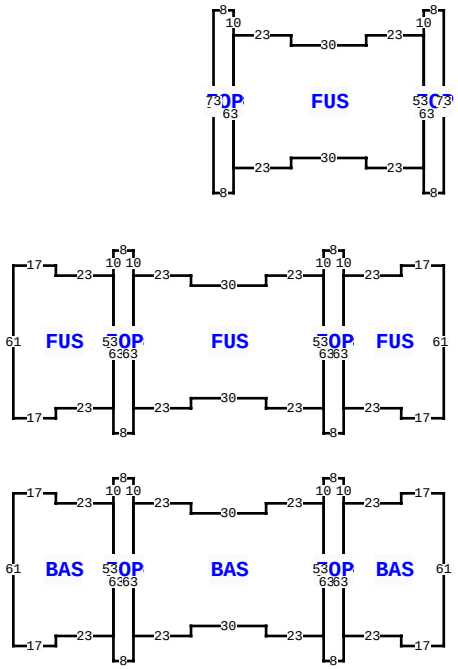
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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
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
2500	03	21,438	100.5120	73.37	1,572,906	2001	2001	0	0	0	31.20	68.80

7 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	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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 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

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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

2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

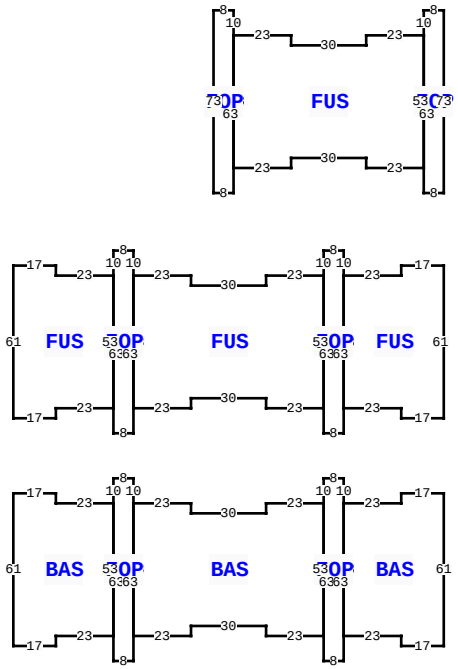
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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
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
2500	03	21,438	100.5120	73.37	1,572,906	2001	2001	0	0	0	31.20	68.80

8 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	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 8 of 11 1

VALUATION SUMMARY

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 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 S10FUS= W23 S4 W30 N4 W23 FOP= N10 W8 S73 E8 N63$ S53 E23 N4 E30 S4 E23 N53$ S63 E8$ S120$.

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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

2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

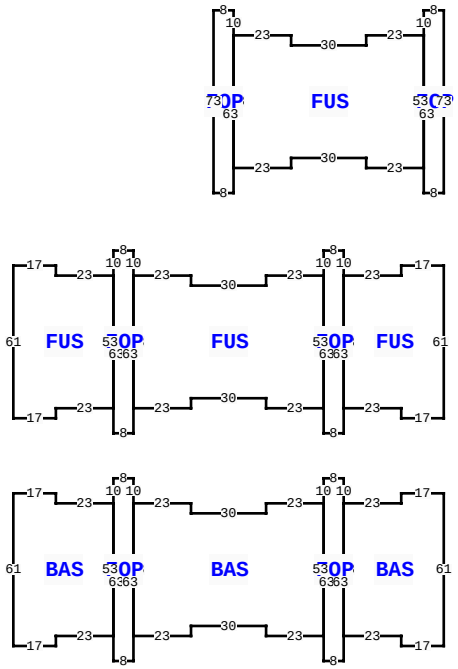
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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Bedrooms		2 100
Bathrooms		2 100
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Story Height		8 100
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
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FOP	584	30		175	8,834
FOP	584	30		175	8,834
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MARKET ADJUSTMENTS

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



** 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 9 of 11 1

VALUATION SUMMARY

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
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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 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

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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

2027

02-4S-16-02712-004

BUILDING CHARACTERISTICS

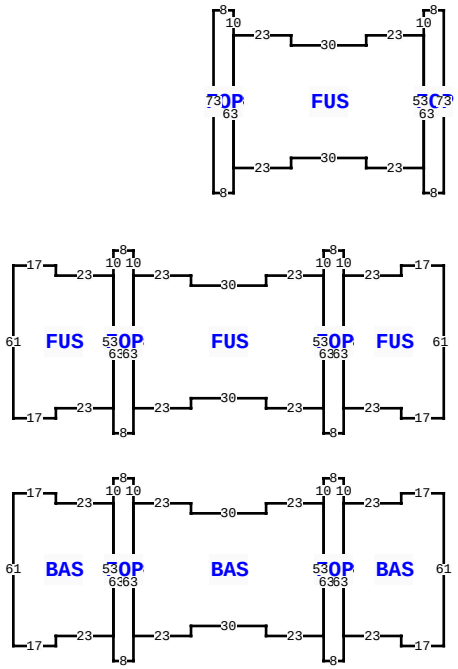
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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
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
2500	03	21,438	100.5120	73.37	1,572,906	2001	2001	0	0	0	31.20	68.80

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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 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

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

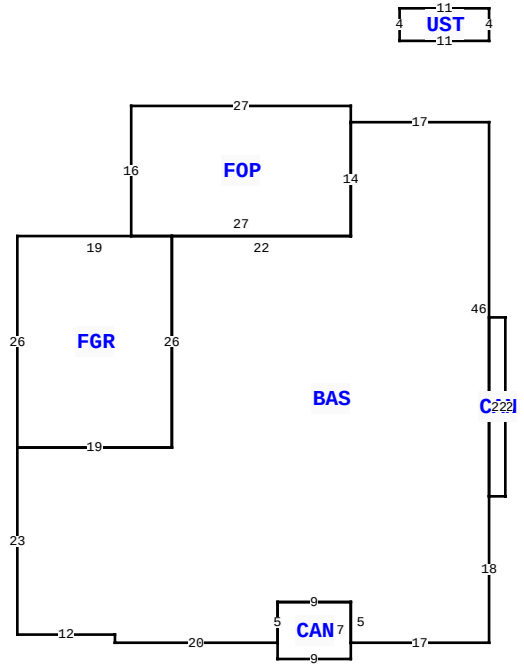
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Interior Floo	15	HARDTILE 10
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 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	2,587	100		2,587	92,411
CAN	44	30		13	464
CAN	63	30		19	679
FGR	494	60		296	10,574
FOP	432	30		130	4,644
UST	44	40		18	643
TOTALS	3,664			3,063	109,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	04	3,063	95.8672	51.77	158,572	2001	2001	0	0	0	31.00	69.00

11 CLUB HOUSE 0% - 0 Heated Area: 2587 HX Base Yr



2580 SW WINDSONG CIR, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 11 of 11 1

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GRANTOR: TWC SIXTY-SIX LTD						
GRANTEE: SPT WAH WINDSONG I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N2 W27 S16 E27 N14$ S14 W22 FGR= W19 S26 E19 N26$ S26 W19 S23 E12 S1 E20 CAN= S2 E9 N7 W9 S5$ N5 E9 S5 E17 N18 CAN= E2 N22 W2 S22$ N46$ PTR= N10 UST= N4 W11 S4 E11$ S10$.

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 03/09/2026 BY ME Total Acres: 12.95 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS