COMM NE COR OF SE1/4 OF NE1/4,
RUN W 948.03 FT TO INTERS WITH
W R/W LINE OF SW REAL TERR FOR

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

2027

02-4S-16-02712-006

BUILDING CHARACTERISTICS

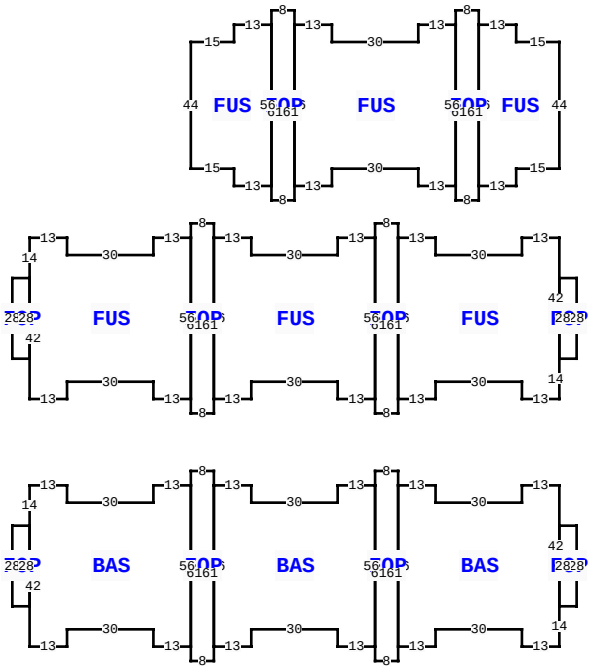
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	3.	3. 100
Units		32 100
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	8,328	100		8,328	452,579
FOP	3,840	30		1,152	62,605
FUS	13,880	100		13,880	754,298
TOTALS	26,048			23,360	1,269,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	23,360	99.6550	72.75	1,699,440	2002	2002	0	0	0	25.30	74.70

1 M/FAM ROW 0% - 0 Heated Area: 22208 HX Base Yr



612 SW SYMPHONY LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 7 — 1

VALUATION SUMMARY

VALUATION BY		RECONCILE
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,599,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		3,600,000
SOH/AGL Deduction		0
ASSESSED VALUE		3,600,000
TOTAL EXEMPTION VALUE	84	3,197,368
BASE TAXABLE VALUE		402,632
TOTAL JUST VALUE		3,600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-256	REROOF-ASP SHINGL		11/27/2023
19529	POOL	200	05/10/2002
19168	MULTIFAM	5,407	01/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2730	10/20/2015	WD	Q	I	01	4,415,900
GRANTOR: TWC SIXTY-FIVE LTD						
GRANTEE: SPT WAH WINDSONG II						
0942/0928	12/17/2001	TD	Q	V		587,600
GRANTOR: DANIEL CRAPPS AS TRUS						
GRANTEE: TWC SIXTY-FIVE LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S6 W30 N6 W13 FOP= N5 W8 S5 BAS= W13 S6 W30 N6 W13FOP= N5 W8 S5 BAS= W13 S6 W30 N6 W13 S14 FOP= W6 S28 E6 N28$ S42 E13 N6E30 S6 E13 N56$ S61 E8 N61$ S56 E13 N6 E30 S6 E13 N56$ S61 E8 N61$ S56 E13 N6 E30 S6 E13 N14 FOP= E6 N28 W6 S28$ N42 $ PTR= N30 FUS= N14 FOP= E6 N28 W6 S28$ N42 W13 S6 W30 N6 W13 FOP= N5 W8 S5 FUS= W13 S6 W30 N6 W13 FOP= N5 W8 S5 FUS= W13 S6 W30 N6 W13 S14 FOP= W6 S28 E6 N28$ S42 E13 N6 E30 S6 E13 N56$ S61 E8 N61$ S56 E13 N6 E30 S6 E13 N56$ S61 E8 N61 $ S56 E13 N6 E30 S6 E13$ S30$ PTR= N110 FUS= N44 W15 N6W13 FOP= N5 W8 S5 FUS= W13 S6 W30 N6 W13 FOP= N5 W8 S5 FUS= W13 S6 W15 S44 E15 S6 E13 N56$ S61 E8 N61$ S56 E13 N6 E30 S6 E13 N56$ S61E8 N61$ S56 E13 N6 E15 $ S110$.

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	116,785.00	UT	1.10	1.10	100	2002	2002	3	100	128,464	
2	0169	FENCE/WOOD	0	0	0	0	880.00	UT	7.50	7.50	100	2002	2002	3	100	6,600	
3	0253	LIGHTING	0	0	0	0	17.00	UT	800.00	800.00	100	2002	2002	3	100	13,600	
4	0160	CLFENCE 10	0	0	0	0	264.00	UT	8.50	8.50	100	2002	2002	3	100	2,244	
5	0164	CONC BIN	0	0	30	15	450.00	UT	8.50	8.50	100	2002	2002	3	100	3,825	
6	0169	FENCE/WOOD	0	0	0	0	350.00	UT	7.50	7.50	100	2002	2002	3	100	2,625	
7	0166	CONC,PAVMT	0	0	0	0	20,628.00	UT	2.00	2.00	100	2002	2002	3	100	41,256	
8	0270	POOL COMM	0	0	0	0	1,445.00	UT	35.00	35.00	100	2002	2002	3	100	50,575	
9	0295	SPKLR SYS	0	0	0	0	150,315.00	UT	1.50	1.50	100	2002	2002	3	100	225,473	

LAND DESCRIPTION

TOTAL OB/XF 474,662

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	9.88	AC		1.00	1.00	1.00	38,000.00	38,000.00	375,440							
2	9630	C	SWAMP	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	1,400.00	1,400.00	1,400							

REVIEW DATE 03/09/2026 BY ME Total Acres: 10.88 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4,
RUN W 948.03 FT TO INTERS WITH
W R/W LINE OF SW REAL TERR FOR

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200 E BROWARD BLVD, SUITE 141
FT LAUDERDALE, FL 33301

2027

02-4S-16-02712-006

BUILDING CHARACTERISTICS

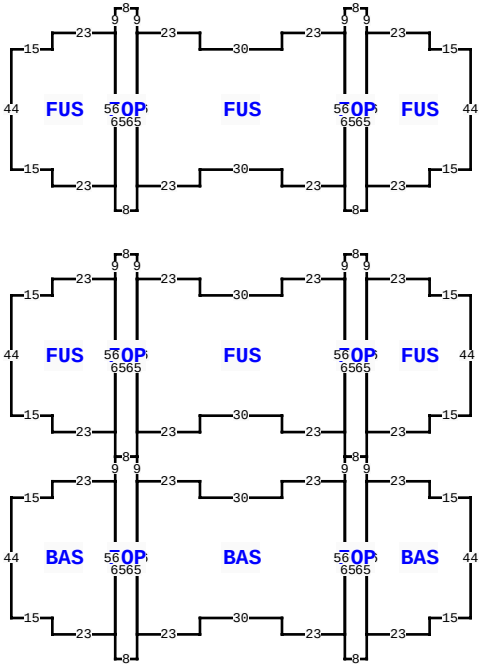
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Exterior Wall	10	ABOVE AVG. 80
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	3.	3. 100
Units		24 100
Condition Adj	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	1,948	100		1,948	108,889
BAS	1,948	100		1,948	108,889
BAS	3,896	100		3,896	217,779
FOP	592	30		178	9,950
FOP	592	30		178	9,950
FOP	592	30		178	9,950
FOP	592	30		178	9,950
FOP	592	30		178	9,950
FOP	592	30		178	9,950
FUS	1,948	100		1,948	108,889
TOTALS	26,928			24,444	1,366,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	24,444	102.5050	74.83	1,829,145	2002	2002	0	0	0	25.30	74.70

2 M/FAM ROW 0% - 0 Heated Area: 23376 HX Base Yr



** This building has 15 Sub-Areas

612 SW SYMPHONY LOOP, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 7 1

VALUATION SUMMARY

VALUATION BY		RECONCILE
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,599,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		3,600,000
SOH/AGL Deduction		0
ASSESSED VALUE		3,600,000
TOTAL EXEMPTION VALUE	84	3,197,368
BASE TAXABLE VALUE		402,632
TOTAL JUST VALUE		3,600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2730	10/20/2015	WD	Q	I	01	4,415,900
GRANTOR: TWC SIXTY-FIVE LTD						
GRANTEE: SPT WAH WINDSONG II						
0942/0928	12/17/2001	TD	Q	V		587,600
GRANTOR: DANIEL CRAPPS AS TRUS						
GRANTEE: TWC SIXTY-FIVE LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N6 W23 FOP= N9 W8 S9 BAS= W23 S6 W30 N6 W23 FOP= N9 W8 S9 BAS= W23 S6 W15 S44 E15 S6 E23 N56 $ S65 E8 N65 $ S56 E23 N6 E30 S6 E23 N56$ S65 E8 N65$ S56 E23 N6 E15 N44$ PTR= N30 FUS= N44 W15 N6 W23 FOP= N9 W8 S9 FUS= W23 S6 W30 N6 W23 FOP= N9 W8 S9 FUS= W23 S6 W15 S44E15 S6 E23 N56 $ S65 E8 N65 $ S56 E23 N6 E30 S6 E23 N56$ S65 E8 N65$ S56 E23 N6 E15$ S30$ PTR= N120FUS= N44 W15 N6 W23 FOP= N9 W8 S9 FUS= W23 S6 W30 N6W23 FOP= N9 W8 S9 FUS= W23 S6 W15 S44 E15 S6 E23 N56$ S65 E8 N65$ S56 E23 N6 E30 S6 E23 N56$ S65 E8 N65$ S56 E23 N6 E15$ 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: 10.88 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4,
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BUILDING CHARACTERISTICS

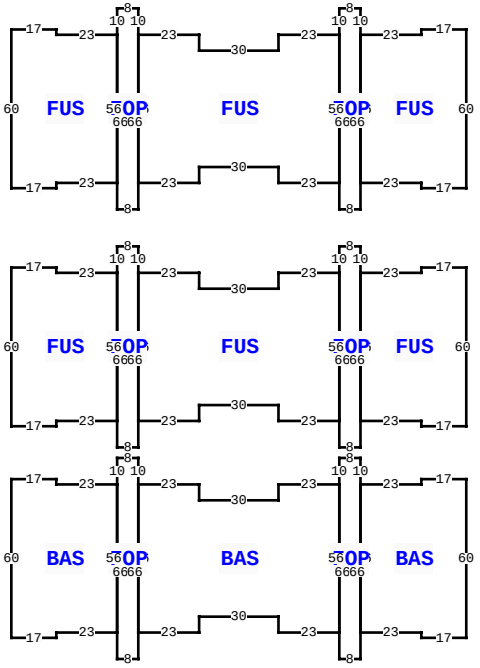
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	3.	3. 100
Units		24 100
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	2,308	100		2,308	130,202
BAS	2,308	100		2,308	130,202
BAS	3,896	100		3,896	219,787
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FUS	2,308	100		2,308	130,202
TOTALS	29,184			26,628	1,502,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	26,628	103.4550	75.52	2,010,947	2002	2002	0	0	0	25.30	74.70

3 M/FAM ROW 0% - 0 Heated Area: 25536 HX Base Yr



** This building has 15 Sub-Areas

612 SW SYMPHONY LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 7 1

VALUATION SUMMARY

VALUATION BY		RECONCILE
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,599,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		3,600,000
SOH/AGL Deduction		0
ASSESSED VALUE		3,600,000
TOTAL EXEMPTION VALUE	84	3,197,368
BASE TAXABLE VALUE		402,632
TOTAL JUST VALUE		3,600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2730	10/20/2015	WD	Q	I	01	4,415,900
GRANTOR: TWC SIXTY-FIVE LTD						
GRANTEE: SPT WAH WINDSONG II						
0942/0928	12/17/2001	TD	Q	V		587,600
GRANTOR: DANIEL CRAPPS AS TRUS						
GRANTEE: TWC SIXTY-FIVE LTD						

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

BUILDING DIMENSIONS

BAS= W17 S2 W23 FOP= N10 W8 S10 BAS= W23 S6 W30 N6 W23 FOP= N10 W8 S10 BAS= W23 N2 W17 S60 E17 N2 E23 N56$ S66 E8 N66$ S56 E23 N6 E30 S6 E23 N56$ S66 E8 N66 $ S56 E23 S2 E17 N60$ PTR= N20 FUS= N60 W17 S2 W23 FOP= N10 W8 S10 FUS= W23 S6 W30 N6 W23 FOP= N10 W8 S10 FUS= W23 N2 W17 S60 E17 N2 E23 N56$ S66 E8 N66$ S56 E23 N6 E30 S6 E23 N56$ S66 E8 N66$ S56 E23 S2 E17$ S20$ PTR= N110 FUS= N60 W17 S2 W23 FOP= N10 W8 S10 FUS= W23 S6 W30 N6 W23 FOP= N10 W8 S10 FUS= W23 N2 W17 S60 E17 N2 E23 N56$ S66 E8 N66 $ S56 E23 N6 E30 S6 E23 N56 $ S66 E8 N66$ S56 E23 S2 E17$ S110$.

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: 10.88 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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2027

02-4S-16-02712-006

BUILDING CHARACTERISTICS

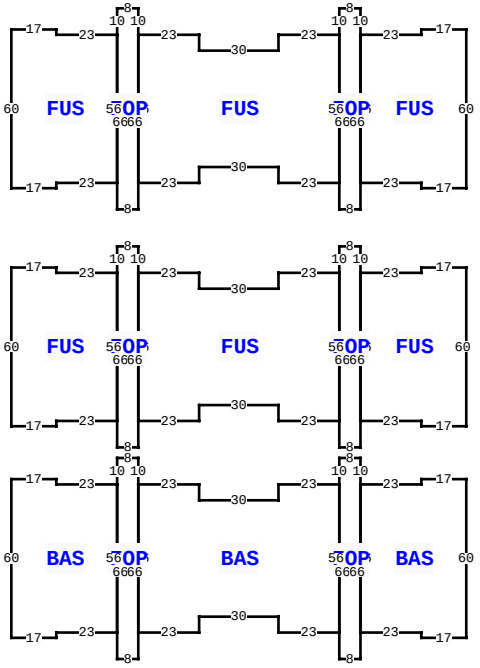
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Units		24 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
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MARKET ADJUSTMENTS

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4 M/FAM ROW 0% - 0 Heated Area: 25536 HX Base Yr



** This building has 15 Sub-Areas

612 SW SYMPHONY LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 7 1

VALUATION SUMMARY

VALUATION BY		RECONCILE
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,599,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		3,600,000
SOH/AGL Deduction		0
ASSESSED VALUE		3,600,000
TOTAL EXEMPTION VALUE	84	3,197,368
BASE TAXABLE VALUE		402,632
TOTAL JUST VALUE		3,600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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

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BAS= W17 S2 W23 FOP= N10 W8 S10 BAS= W23 S6 W30 N6 W23 FOP= N10 W8 S10 BAS= W23 N2 W17 S60 E17 N2 E23 N56$ S66 E8 N66$ S56 E23 N6 E30 S6 E23 N56$ S66 E8 N66 $ S56 E23 S2 E17 N60$ PTR= N20 FUS= N60 W17 S2 W23 FOP= N10 W8 S10 FUS= W23 S6 W30 N6 W23 FOP= N10 W8 S10 FUS= W23 N2 W17 S60 E17 N2 E23 N56$ S66 E8 N66 $ S56 E23 N6 E30 S6 E23 N56$ S66 E8 N66$ S56 E23 S2 E17$ S20$ PTR= N110 FUS= N60 W17 S2 W23 FOP= N10 W8 S10 FUS= W23 S6 W30 N6 W23 FOP= N10 W8 S10 FUS= W23 N2 W17 S60 E17 N2 E23 N56$ S66 E8 N66$ S56 E23 N6 E30 S6 E23 N56$ S66 E8 N66$ S56 E23 S2 E17$ S110$.

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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RUN W 948.03 FT TO INTERS WITH
W R/W LINE OF SW REAL TERR FOR

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

2027

02-4S-16-02712-006

BUILDING CHARACTERISTICS

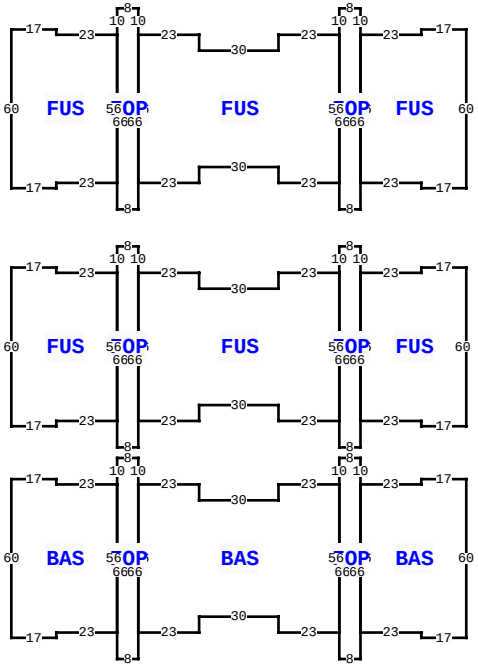
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	3.	3. 100
Units		24 100
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	2,308	100		2,308	130,202
BAS	2,308	100		2,308	130,202
BAS	3,896	100		3,896	219,787
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FUS	2,308	100		2,308	130,202
TOTALS	29,184			26,628	1,502,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	26,628	103.4550	75.52	2,010,947	2002	2002	0	0	0	25.30	74.70

5 M/FAM ROW 0% - 0 Heated Area: 25536 HX Base Yr



612 SW SYMPHONY LOOP, 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		3,599,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		3,600,000
SOH/AGL Deduction		0
ASSESSED VALUE		3,600,000
TOTAL EXEMPTION VALUE	84	3,197,368
BASE TAXABLE VALUE		402,632
TOTAL JUST VALUE		3,600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2730	10/20/2015	WD	Q	I	01	4,415,900
GRANTOR: TWC SIXTY-FIVE LTD						
GRANTEE: SPT WAH WINDSONG II						
0942/0928	12/17/2001	TD	Q	V		587,600
GRANTOR: DANIEL CRAPPS AS TRUS						
GRANTEE: TWC SIXTY-FIVE LTD						

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

BUILDING DIMENSIONS

BAS= W17 S2 W23 FOP= N10 W8 S10 BAS= W23 S6 W30 N6 W23 FOP= N10 W8 S10 BAS= W23 N2 W17 S60 E17 N2 E23 N56$ S66 E8 N66$ S56 E23 N6 E30 S6 E23 N56$ S66 E8 N66$ S56 E23 S2 E17 N60$ PTR= N20 FUS= N60 W17 S2 W23 FOP= N10 W8 S10 FUS= W23 S6 W30 N6 W23 FOP= N10 W8 S10 FUS= W23 N2 W17 S60 E17 N2 E23 N56$ S66 E8 N66$ S56 E23 N6 E30 S6 E23 N56$ S66 E8 N66$ S56 E23 S2 E17$ S20$ PTR= N110 FUS= N60 W17 S2 W23 FOP= N10 W8 S10 FUS= W23 S6W30 N6 W23 FOP= N10 W8 S10 FUS= W23 N2 W17 S60 E17 N2 E23 N56 $ S66 E8 N66$ S56 E23 N6 E30 S6 E23 N56$ S66 E8 N66$ S56 E23 S2 E17$ S110$.

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: 10.88 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4,
RUN W 948.03 FT TO INTERS WITH
W R/W LINE OF SW REAL TERR FOR

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

2027

02-4S-16-02712-006

BUILDING CHARACTERISTICS

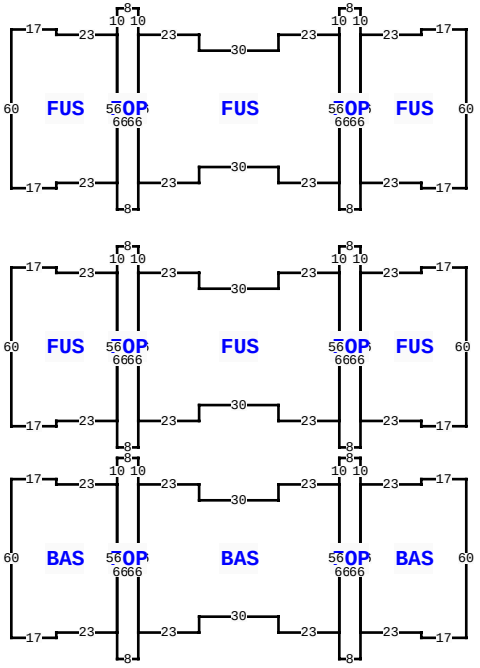
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
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Interior Wall	05	DRYWALL 100
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	3.	3. 100
Units		24 100
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	2,308	100		2,308	130,202
BAS	2,308	100		2,308	130,202
BAS	3,896	100		3,896	219,787
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FOP	608	30		182	10,268
FUS	2,308	100		2,308	130,202
TOTALS	29,184			26,628	1,502,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	26,628	103.4550	75.52	2,010,947	2002	2002	0	0	0	25.30	74.70

6 M/FAM ROW 0% - 0 Heated Area: 25536 HX Base Yr



612 SW SYMPHONY LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 7 1

VALUATION SUMMARY

VALUATION BY		RECONCILE
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,599,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		3,600,000
SOH/AGL Deduction		0
ASSESSED VALUE		3,600,000
TOTAL EXEMPTION VALUE	84	3,197,368
BASE TAXABLE VALUE		402,632
TOTAL JUST VALUE		3,600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2730	10/20/2015	WD	Q	I	01	4,415,900
GRANTOR: TWC SIXTY-FIVE LTD						
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0942/0928	12/17/2001	TD	Q	V		587,600
GRANTOR: DANIEL CRAPPS AS TRUS						
GRANTEE: TWC SIXTY-FIVE LTD						

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

BUILDING DIMENSIONS

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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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BUILDING CHARACTERISTICS

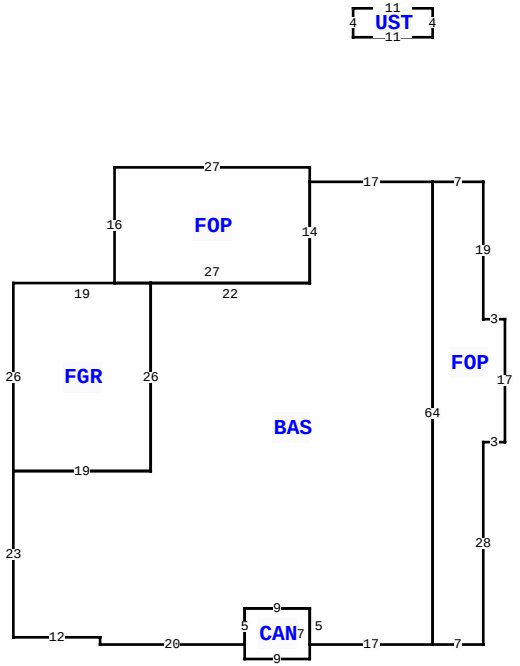
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Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	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	101,776
CAN	63	30		19	748
FGR	494	60		296	11,645
FOP	432	30		130	5,114
FOP	499	30		150	5,902
UST	44	40		18	708
TOTALS	4,119			3,200	125,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	04	3,200	102.6064	55.41	177,312	2002	2002	0	0	0	29.00	71.00

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



612 SW SYMPHONY LOOP, 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 7 of 7 1

VALUATION SUMMARY

VALUATION BY		RECONCILE
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		3,599,900
TOTAL MARKET OB/XF VALUE		0
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TOTAL MARKET VALUE		3,600,000
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BASE TAXABLE VALUE		402,632
TOTAL JUST VALUE		3,600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: TWC SIXTY-FIVE LTD						
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0942/0928	12/17/2001	TD	Q	V		587,600
GRANTOR: DANIEL CRAPPS AS TRUS						
GRANTEE: TWC SIXTY-FIVE LTD						

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 FOP= E7 N28 E3 N17 W3 N19 W7 S64$ N64$ PTR= N20 UST= N4 W11 S4 E11 $ S20$.

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: 10.88 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS