

COMM SE COR, RUN W 36.95 FT TO W  
FOR POB, CONT W 845.82 FT, N 901  
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |             |
|--------------------------|------------------|--------------|-------------|
| ELEMENT                  | CD               |              |             |
| Exterior Wall            | 03               | BELOW AVG.   | 100         |
| Roof Structur            | 03               | GABLE/HIP    | 100         |
| Roof Cover               | 01               | MINIMUM      | 100         |
| Interior Wall            | 04               | PLYWOOD      | 100         |
| Interior Floo            | 14               | CARPET       | 100         |
| Air Condition            | 03               | CENTRAL      | 100         |
| Heating Type             | 04               | AIR DUCTED   | 100         |
| Bedrooms                 |                  | 3            | 100         |
| Bathrooms                |                  | 2            | 100         |
| Stories                  | 1.               | 1.           | 100         |
| Architectual             | 01               | CONV         | 100         |
| Units                    |                  | 0            | 100         |
| Condition Adj            | 01               | 01           | 100         |
| Kitchen Adjus            | 01               | 01           | 100         |
| Quality                  | 01               | 01           |             |
| DOR CODE                 | 2802MH PARK      |              |             |
| MAP NUM                  |                  | MKT AREA     | 06          |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |             |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR        |
| BAS                      | 1,104            | 100          |             |
| TOTALS                   | 1,104            |              | 1,104 9,702 |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |    |       |        |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |  |
| 0800   | 02  | 1,104     | 55.8000     | 35.15          | 38,806         | 1980 | 1980 | 0    | 0    | 15 | 60.00 | 25.00  |  |
| 1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr |     |           |             |                |                |      |      |      |      |    |       |        |  |
|  |     |           |             |                |                |      |      |      |      |    |       |        |  |
| TOTALS 1,104 1,104 9,702                         |     |           |             |                |                |      |      |      |      |    |       |        |  |

| COLUMBIA COUNTY PROPERTY                          |                   |           |            | PAGE 1 of 46 | 2      |            |
|---|-------------------|-----------|------------|--------------|--------|------------|
| VALUATION SUMMARY                                 |                   |           |            |              |        |            |
| VALUATION BY                                      |                   |           |            | STANDARD     |        |            |
| Tax Group: 2                                      |                   |           |            | Tax Dist:    |        |            |
| BUILDING MARKET VALUE                             |                   |           |            | 429,555      |        |            |
| TOTAL MARKET OB/XF VALUE                          |                   |           |            | 85,191       |        |            |
| TOTAL LAND VALUE - MARKET                         |                   |           |            | 77,015       |        |            |
| TOTAL MARKET VALUE                                |                   |           |            | 591,761      |        |            |
| SOH/AGL Deduction                                 |                   |           |            | 68,971       |        |            |
| ASSESSED VALUE                                    |                   |           |            | 522,790      |        |            |
| TOTAL EXEMPTION VALUE                             |                   |           |            | 0            |        |            |
| BASE TAXABLE VALUE                                |                   |           |            | 522,790      |        |            |
| TOTAL JUST VALUE                                  |                   |           |            | 591,761      |        |            |
| NCON VALUE  |                   |           |            | 0            |        |            |
| INCOME VALUE                                      |                   |           |            | 0            |        |            |
| PREVIOUS YEAR MKT VALUE                           |                   |           |            | 571,261      |        |            |
| BLDG:34:1: LOT 40 MH NOT LIVEABLE AND WILL BE DEM |                   |           |            |              |        |            |
| XFOB:1:1: AP 50% SIZE FACTOR FOR 59 MHP SITES     |                   |           |            |              |        |            |
| BLDG:47:1: LOT 59                                 |                   |           |            |              |        |            |
| BLDG:46:1: LOT 58                                 |                   |           |            |              |        |            |
| PERMIT NUM  | DESCRIPTION       | AMT       | ISSUED     |              |        |            |
| 000051721   | Electrical Servic | 0         | 12/05/2024 |              |        |            |
| 31130   | M H               | 375       | 06/12/2013 |              |        |            |
| 24288   | M H               | 275       | 03/23/2006 |              |        |            |
| 22659   | M H               | 300       | 01/04/2005 |              |        |            |
| 22660   | M H               | 300       | 01/04/2005 |              |        |            |
| 22661   | M H               | 300       | 01/04/2005 |              |        |            |
| SALES DATA  |                   |           |            |              |        |            |
| OFF RECORD Number                                 | DATE              | TYPE INST | Q U        | V I          | RSN CD | SALE PRICE |
| 0934/0427   | 8/30/2001         | WD        | Q          | I            | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR                    |                   |           |            |              |        |            |
| GRANTEE: POND VIEW LLC                            |                   |           |            |              |        |            |
| 0934/0424   | 8/30/2001         | WD        | P          | I            | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR                    |                   |           |            |              |        |            |
| GRANTEE: POND VIEW LLC                            |                   |           |            |              |        |            |

| 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 |
| 1              | 0259       | MHP HOOKUP  | 0   | 0   | 0  | 0   | 59.00     | UT | 4,300.00  | 4,300.00       | 30        | 0       | 0           | 3 | 30     | 76,110          |       |
| 2              | 0261       | PRCH, UOP   | 0   | 0   | 10 | 8   | 1.00      | UT | 0.00      | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 250             |       |
| 3              | 0261       | PRCH, UOP   | 0   | 0   | 20 | 9   | 1.00      | UT | 0.00      | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 550             |       |
| 4              | 0266       | PRCH, FEP   | 0   | 0   | 21 | 6   | 1.00      | UT | 12,500.00 | 12,500.00      | 20        | 1993    | 1993        | 3 | 20     | 2,500           |       |
| 5              | 0263       | PRCH, USP   | 0   | 0   | 11 | 10  | 1.00      | UT | 0.00      | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 300             |       |
| 6              | 0260       | PAVEMENT-A  | 0   | 0   | 16 | 653 | 26,448.00 | UT | 0.90      | 0.90           | 20        | 2001    | 2001        | 3 | 20     | 4,761           |       |
| 7              | 0263       | PRCH, USP   | 0   | 0   | 10 | 14  | 140.00    | UT | 3.00      | 3.00           | 100       | 2001    | 2001        | 3 | 100    | 420             |       |
| 8              | 0120       | CLFENCE 4   | 0   | 0   | 0  | 0   | 1.00      | UT | 0.00      | 0.00           | 100       | 2001    | 2001        | 3 | 100    | 300             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        | 85,191  |            |                |            |                             |      |         |      |     |    |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1           | 0210     | C   | TRLR PARK            | 0   |     | 00       | 0.00  | 0.00  | 14.66       | AC        |     | 1.00     | 1.00   | 0.75    | 7,000.00   | 5,250.00       | 76,965     |                             |      |         |      |     |    |        |
| 2           | 9520     | C   | LAKE                 | 0   |     | 00       | 0.00  | 0.00  | 2.00        | AC        |     | 1.00     | 1.00   | 1.00    | 25.00      | 25.00          | 50         |                             |      |         |      |     |    |        |

| BUILDING NOTES          |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS= W48 S23 E48 N23\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF |            |                |            | 85,191                      |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0210     | C   | TRLR PARK            | 0   |     | 00       | 0.00  | 0.00  | 14.66       | AC        |     | 1.00     | 1.00   | 0.75        | 7,000.00   | 5,250.00       | 76,965     |                             |      |         |      |     |    |        |
| 2                | 9520     | C   | LAKE                 | 0   |     | 00       | 0.00  | 0.00  | 2.00        | AC        |     | 1.00     | 1.00   | 1.00        | 25.00      | 25.00          | 50         |                             |      |         |      |     |    |        |

COMM SE COR, RUN W 36.95 FT TO W  
FOR POB, CONT W 845.82 FT, N 901  
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001  
VALUATION SUMMARY

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION                       |      |
|--------------------------|------------------|------------------------------------|------|
| ELEMENT                  | CD               |                                    |      |
| Exterior Wall            | 03               | BELOW AVG.                         | 100  |
| Roof Structur            | 03               | GABLE/HIP                          | 100  |
| Roof Cover               | 01               | MINIMUM                            | 100  |
| Interior Wall            | 04               | PLYWOOD                            | 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  |
| Stories                  | 1.               | 1.                                 | 100  |
| Architectual             | 01               | CONV                               | 100  |
| Units                    |                  | 0                                  | 100  |
| Condition Adj            | 01               | 01                                 | 100  |
| Kitchen Adjus            | 01               | 01                                 | 100  |
| Quality                  | 01               | 01                                 |      |
| DOR CODE                 | 2802MH PARK      |                                    |      |
| MAP NUM                  |                  | MKT AREA                           | 06   |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |                                    |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE                        | YEAR |
| BAS                      | 952              | 100                                |      |
| TOTALS                   | 952              |                                    | 952  |
| EXTRA FEATURES           |                  | 1644 SE COUNTRY CLUB RD, LAKE CITY |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |            |     |      |      |    |      |        |
|--------------------|------------|-----------|-------------|----------------|----------------|------------|-----|------|------|----|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB | ECON | FNCT | AP | NORM | % COND |
| 2                  | MOBILE HME | 0%        | 0           |                |                |            |     |      |      |    |      |        |
|                    |            |           |             | Heated Area:   | 952            | HX Base Yr |     |      |      |    |      |        |
|                    |            |           |             |                |                |            |     |      |      |    |      |        |
|                    |            |           |             | TOTALS         | 952            |            |     |      |      |    |      |        |

| COLUMBIA COUNTY PROPERTY  |             |           |              |
|---------------------------|-------------|-----------|--------------|
| VALUATION SUMMARY         |             |           | PAGE 2 of 46 |
| VALUATION BY              |             | STANDARD  |              |
| Tax Group: 2              |             | Tax Dist: |              |
| BUILDING MARKET VALUE     |             | 429,555   |              |
| TOTAL MARKET OB/XF VALUE  |             | 85,191    |              |
| TOTAL LAND VALUE - MARKET |             | 77,015    |              |
| TOTAL MARKET VALUE        |             | 591,761   |              |
| SOH/AGL Deduction         |             | 68,971    |              |
| ASSESSED VALUE            |             | 522,790   |              |
| TOTAL EXEMPTION VALUE     |             | 0         |              |
| BASE TAXABLE VALUE        |             | 522,790   |              |
| TOTAL JUST VALUE          |             | 591,761   |              |
| NCON VALUE                |             | 0         |              |
| INCOME VALUE              |             |           |              |
| PREVIOUS YEAR MKT VALUE   |             | 571,261   |              |
| BLDG: 45:1: LOT 56        |             |           |              |
| BLDG: 43:1: LOT 51        |             |           |              |
| BLDG: 42:1: LOT 52        |             |           |              |
| BLDG: 41:1: LOT 53        |             |           |              |
| PERMIT NUM                | DESCRIPTION | AMT       | ISSUED       |
| 14893                     | M H         | 125       | 12/30/1998   |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/09/2025 | MLU     |

| BUILDING NOTES          |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
| BAS= W68 S14 E68 N14\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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 |
|---------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| TOTAL OB/XF 0 |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |

COMM SE COR, RUN W 36.95 FT TO W  
FOR POB, CONT W 845.82 FT, N 901  
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

2026

04-4S-17-07598-001



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 03               | BELOW AVG.   | 100  |
| Roof Structur            | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 01               | MINIMUM      | 100  |
| Interior Wall            | 04               | PLYWOOD      | 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  |
| Stories                  | 1.               | 1.           | 100  |
| Architectual             | 01               | CONV         | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 01               | 01           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 01               | 01           |      |
| DOR CODE                 | 2802MH PARK      |              |      |
| MAP NUM                  |                  | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 924              | 100          |      |
| TOTALS                   | 924              |              | 924  |

| MARKET ADJUSTMENTS  |            |           |             |                  |                |     |     |      |      |           |            |
|---|------------|-----------|-------------|------------------|----------------|-----|-----|------|------|-----------|------------|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM      | % COND     |
| 3   | MOBILE HME | 0%        | 0           |                  |                |     |     |      |      |           |            |
|   |            |           |             | Heated Area: 924 |                |     |     |      |      |           |            |
|   |            |           |             |                  | HX Base Yr     |     |     |      |      |           |            |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>14</p> <p>66</p> <p>BAS</p> <p>66</p> <p>14</p> </div> |            |           |             |                  |                |     |     |      |      |           |            |
|   |            |           |             |                  |                |     |     |      |      | BLD DATE  |            |
|   |            |           |             |                  |                |     |     |      |      | XF DATE   |            |
|   |            |           |             |                  |                |     |     |      |      | INC DATE  |            |
|   |            |           |             |                  |                |     |     |      |      | LGL DATE  |            |
|   |            |           |             |                  |                |     |     |      |      | LAND DATE | 04/09/2025 |
|   |            |           |             |                  |                |     |     |      |      | AG DATE   | MLU        |

1644 SE COUNTRY CLUB RD, LAKE CITY

| COLUMBIA COUNTY PROPERTY  |             |           |              |
|---------------------------|-------------|-----------|--------------|
| VALUATION SUMMARY         |             |           | PAGE 3 of 46 |
| VALUATION BY              |             | STANDARD  |              |
| Tax Group: 2              |             | Tax Dist: |              |
| BUILDING MARKET VALUE     |             | 429,555   |              |
| TOTAL MARKET OB/XF VALUE  |             | 85,191    |              |
| TOTAL LAND VALUE - MARKET |             | 77,015    |              |
| TOTAL MARKET VALUE        |             | 591,761   |              |
| SOH/AGL Deduction         |             | 68,971    |              |
| ASSESSED VALUE            |             | 522,790   |              |
| TOTAL EXEMPTION VALUE     |             | 0         |              |
| BASE TAXABLE VALUE        |             | 522,790   |              |
| TOTAL JUST VALUE          |             | 591,761   |              |
| NCON VALUE                |             | 0         |              |
| INCOME VALUE              |             |           |              |
| PREVIOUS YEAR MKT VALUE   |             | 571,261   |              |
| BLDG: 40:1: LOT 46        |             |           |              |
| BLDG: 39:1: LOT 45        |             |           |              |
| BLDG: 38:1: LOT 44        |             |           |              |
| BLDG: 37:1: LOT 43        |             |           |              |
| PERMIT NUM                | DESCRIPTION | AMT       | ISSUED       |
|                           |             |           |              |
|                           |             |           |              |
|                           |             |           |              |
|                           |             |           |              |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS     |  |
|-------------------------|--|
| BAS= W66 S14 E66 N14\$. |  |

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



COMM SE COR, RUN W 36.95 FT TO W  
FOR POB, CONT W 845.82 FT, N 901  
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

2026

04-4S-17-07598-001



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |           |
|--------------------------|------------------|--------------|-----------|
| ELEMENT                  | CD               |              |           |
| Exterior Wall            | 03               | BELOW AVG.   | 100       |
| Roof Structur            | 03               | GABLE/HIP    | 100       |
| Roof Cover               | 01               | MINIMUM      | 100       |
| Interior Wall            | 04               | PLYWOOD      | 100       |
| Interior Floo            | 14               | CARPET       | 90        |
| Interior Floo            | 08               | SHT VINYL    | 10        |
| Air Condition            | 01               | NONE         | 100       |
| Heating Type             | 02               | CONVECTION   | 100       |
| Bedrooms                 |                  | 2            | 100       |
| Bathrooms                |                  | 2            | 100       |
| Stories                  | 1.               | 1.           | 100       |
| Architectual             | 01               | CONV         | 100       |
| Units                    |                  | 0            | 100       |
| Condition Adj            | 01               | 01           | 100       |
| Kitchen Adjus            | 01               | 01           | 100       |
| Quality                  | 01               | 01           |           |
| DOR CODE                 | 2802MH PARK      |              |           |
| MAP NUM                  |                  | MKT AREA     | 06        |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |           |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR      |
| BAS                      | 672              | 100          |           |
| TOTALS                   | 672              |              | 672 8,424 |

| MARKET ADJUSTMENTS |            |           |             |                  |                |     |            |       |      |      |        |  |
|--------------------|------------|-----------|-------------|------------------|----------------|-----|------------|-------|------|------|--------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB | EYB        | ECON  | FNCT | NORM | % COND |  |
| 5                  | MOBILE HME | 0%        | - 0         |                  |                |     |            |       |      |      |        |  |
|                    |            |           |             | Heated Area: 672 |                |     | HX Base Yr |       |      |      |        |  |
|                    |            |           |             |                  |                |     |            |       |      |      |        |  |
|                    |            |           |             | TOTALS           | 672            |     | 672        | 8,424 |      |      |        |  |

| COLUMBIA COUNTY PROPERTY  |             |     |              |
|---------------------------|-------------|-----|--------------|
| VALUATION SUMMARY         |             |     | PAGE 5 of 46 |
| VALUATION BY              |             |     | STANDARD     |
| Tax Group: 2              | Tax Dist:   |     |              |
| BUILDING MARKET VALUE     |             |     | 429,555      |
| TOTAL MARKET OB/XF VALUE  |             |     | 85,191       |
| TOTAL LAND VALUE - MARKET |             |     | 77,015       |
| TOTAL MARKET VALUE        |             |     | 591,761      |
| SOH/AGL Deduction         |             |     | 68,971       |
| ASSESSED VALUE            |             |     | 522,790      |
| TOTAL EXEMPTION VALUE     |             |     | 0            |
| BASE TAXABLE VALUE        |             |     | 522,790      |
| TOTAL JUST VALUE          |             |     | 591,761      |
| NCON VALUE                |             |     | 0            |
| INCOME VALUE              |             |     |              |
| PREVIOUS YEAR MKT VALUE   |             |     | 571,261      |
| XFOB:23:1:                | LOT 52      |     |              |
| XFOB:22:1:                | LOT 41      |     |              |
| XFOB:21:1:                | LOT 39      |     |              |
| BLDG:9:1:                 | LOT 9       |     |              |
| PERMIT NUM                | DESCRIPTION | AMT | ISSUED       |
|                           |             |     |              |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD        | Q     | I     | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |       |       |        |            |
| GRANTEE: POND VIEW LLC         |           |           |       |       |        |            |
| 0934/0424                      | 8/30/2001 | WD        | P     | I     | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |       |       |        |            |
| GRANTEE: POND VIEW LLC         |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
|                |            |             |         |   |   |       |    |       |                |           |         |

| TOTAL OB/XF |         |          |            |           |         |  |  |  |  |  |  |
|-------------|---------|----------|------------|-----------|---------|--|--|--|--|--|--|
| BLD DATE    | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |  |  |  |  |  |  |
|             |         |          | 04/09/2025 | MLU       |         |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W48 S14 E48 N14\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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 | DPHT FACT   | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |           |     |             |        |         |            |                |            |                             |      |         |      |     |    |        |

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001  
04-4S-17-07598-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 03               | BELOW AVG.   | 100  |
| Roof Structur            | 01               | FLAT         | 100  |
| Roof Cover               | 01               | MINIMUM      | 100  |
| Interior Wall            | 04               | PLYWOOD      | 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  |
| Stories                  | 1.               | 1.           | 100  |
| Architectual             | 01               | CONV         | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 01               | 01           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 01               | 01           |      |
| DOR CODE                 | 2802MH PARK      |              |      |
| MAP NUM                  |                  | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 924              | 100          |      |
| TOTALS                   | 924              |              | 924  |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|----------|--|----------|--|---------|--|-----------|------------|----------|--|---------|-----|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |          |  |          |  |         |  |           |            |          |  |         |     |
| 0800   | 02  | 924       | 53.9400     | 33.98          | 31,398         | 1975 | 1975 | 0    | 0    | 60.00 | 40.00  |          |  |          |  |         |  |           |            |          |  |         |     |
| 6 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr  |     |           |             |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
|  |     |           |             |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table> |     |           |             |                |                |      |      |      |      |       |        | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE | 04/09/2025 | INC DATE |  | AG DATE | MLU |
| BLD DATE   |     | LGL DATE  |             |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| XF DATE  |     | LAND DATE | 04/09/2025  |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| INC DATE   |     | AG DATE   | MLU         |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |

| COLUMBIA COUNTY PROPERTY  |             |           |              |
|---------------------------|-------------|-----------|--------------|
| VALUATION SUMMARY         |             |           | PAGE 6 of 46 |
| VALUATION BY              |             | STANDARD  |              |
| Tax Group: 2              |             | Tax Dist: |              |
| BUILDING MARKET VALUE     |             |           | 429,555      |
| TOTAL MARKET OB/XF VALUE  |             |           | 85,191       |
| TOTAL LAND VALUE - MARKET |             |           | 77,015       |
| TOTAL MARKET VALUE        |             |           | 591,761      |
| SOH/AGL Deduction         |             |           | 68,971       |
| ASSESSED VALUE            |             |           | 522,790      |
| TOTAL EXEMPTION VALUE     |             |           | 0            |
| BASE TAXABLE VALUE        |             |           | 522,790      |
| TOTAL JUST VALUE          |             |           | 591,761      |
| NCON VALUE                |             |           | 0            |
| INCOME VALUE              |             |           |              |
| PREVIOUS YEAR MKT VALUE   |             |           | 571,261      |
| BLDG:8:1: LOT 8           |             |           |              |
| BLDG:7:1: LOT 7           |             |           |              |
| BLDG:6:1: LOT 6           |             |           |              |
| BLDG:5:1: LOT 5           |             |           |              |
| PERMIT NUM                | DESCRIPTION | AMT       | ISSUED       |
|                           |             |           |              |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
|                |            |             |         |   |   |       |    |       |                |           |         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 0           |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W66 S14 E66 N14\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
|                  |          |     |                      |     |     |          |       |       |             |           |     |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
|         |            |                |            |                             |      |         |      |     |    |        |

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001

| ELEMENT          |                  | CD          | CONSTRUCTION   |
|------------------|------------------|-------------|----------------|
| Exterior Wall    | 03               |             | BELOW AVG. 100 |
| 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          |
| Stories          | 1.               |             | 1. 100         |
| Architectual     | 01               |             | CONV 100       |
| Units            |                  |             | 0 100          |
| Condition Adj    | 01               |             | 01 100         |
| Kitchen Adjus    | 01               |             | 01 100         |
| Quality          | 01               | 01          |                |
| DOR CODE         | 2802MH PARK      |             |                |
| MAP NUM          |                  | MKT AREA    | 06             |
| NEIGHBORHOOD/LOC | 4417.00 1.00/    |             |                |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR           |
| BAS              | 966              | 100         |                |
| TOTALS           | 966              |             | 966 9,119      |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |    |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|----------|--|----------|--|---------|--|-----------|------------|----------|--|---------|-----|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |          |  |          |  |         |  |           |            |          |  |         |     |
| 7 MOBILE HME  |     | 0% - 0    |             | 37.76          | 36,476         | 1990 | 1990 |      | 0    | 15 | 60.00 | 25.00  |          |  |          |  |         |  |           |            |          |  |         |     |
| Heated Area: 966  |     |           | HX Base Yr  |                |                |      |      |      |      |    |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS</p> </div>   |     |           |             |                |                |      |      |      |      |    |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| <table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table> |     |           |             |                |                |      |      |      |      |    |       |        | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE | 04/09/2025 | INC DATE |  | AG DATE | MLU |
| BLD DATE  |     | LGL DATE  |             |                |                |      |      |      |      |    |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| XF DATE   |     | LAND DATE | 04/09/2025  |                |                |      |      |      |      |    |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| INC DATE  |     | AG DATE   | MLU         |                |                |      |      |      |      |    |       |        |          |  |          |  |         |  |           |            |          |  |         |     |

| COLUMBIA COUNTY PROPERTY  |             |     |              |
|---------------------------|-------------|-----|--------------|
| VALUATION SUMMARY         |             |     | PAGE 7 of 46 |
| VALUATION BY              |             |     | STANDARD     |
| Tax Group: 2              | Tax Dist:   |     |              |
| BUILDING MARKET VALUE     |             |     | 429,555      |
| TOTAL MARKET OB/XF VALUE  |             |     | 85,191       |
| TOTAL LAND VALUE - MARKET |             |     | 77,015       |
| TOTAL MARKET VALUE        |             |     | 591,761      |
| SOH/AGL Deduction         |             |     | 68,971       |
| ASSESSED VALUE            |             |     | 522,790      |
| TOTAL EXEMPTION VALUE     |             |     | 0            |
| BASE TAXABLE VALUE        |             |     | 522,790      |
| TOTAL JUST VALUE          |             |     | 591,761      |
| NCON VALUE                |             |     | 0            |
| INCOME VALUE              |             |     |              |
| PREVIOUS YEAR MKT VALUE   |             |     | 571,261      |
| BLDG:4:1: LOT 4           |             |     |              |
| BLDG:32:1: LOT 38         |             |     |              |
| BLDG:31:1: LOT 37         |             |     |              |
| BLDG:30:1: LOT 36         |             |     |              |
| PERMIT NUM                | DESCRIPTION | AMT | ISSUED       |
|                           |             |     |              |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      |     | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      |     | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
|                |            |             |         |   |   |       |    |       |                |

| TOTAL OB/XF |            |             |         |   |   |       |    |       |                |
|-------------|------------|-------------|---------|---|---|-------|----|-------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
|             |            |             |         |   |   |       |    |       | 0              |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W42 S23 E42 N23\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
|                  |          |     |                      |     |     |          |       |       |             |

| UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
|           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |

COMM SE COR, RUN W 36.95 FT TO W  
FOR POB, CONT W 845.82 FT, N 901  
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

2026

04-4S-17-07598-001



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |       |
|--------------------------|------------------|--------------|-------|
| ELEMENT                  | CD               |              |       |
| Exterior Wall            | 03               | BELOW AVG.   | 100   |
| Roof Structur            | 03               | GABLE/HIP    | 100   |
| Roof Cover               | 01               | MINIMUM      | 100   |
| Interior Wall            | 04               | PLYWOOD      | 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   |
| Stories                  | 1.               | 1.           | 100   |
| Architectual             | 01               | CONV         | 100   |
| Units                    |                  | 0            | 100   |
| Condition Adj            | 01               | 01           | 100   |
| Kitchen Adjus            | 01               | 01           | 100   |
| Quality                  | 01               | 01           |       |
| DOR CODE                 | 2802MH PARK      |              |       |
| MAP NUM                  |                  | MKT AREA     | 06    |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR  |
| BAS                      | 784              | 100          |       |
| TOTALS                   | 784              |              | 8,171 |

| MARKET ADJUSTMENTS  |            |           |             |                  |                |     |     |      |      |    |      |        |
|---|------------|-----------|-------------|------------------|----------------|-----|-----|------|------|----|------|--------|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 8   | MOBILE HME | 0%        | 0           |                  |                |     |     |      |      |    |      |        |
|   |            |           |             | Heated Area: 784 |                |     |     |      |      |    |      |        |
|   |            |           |             |                  | HX Base Yr     |     |     |      |      |    |      |        |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>14</p> <p>56</p> <p>BAS</p> <p>56</p> <p>14</p> </div> |            |           |             |                  |                |     |     |      |      |    |      |        |
|   |            |           |             |                  | 04/09/2025 MLU |     |     |      |      |    |      |        |

| COLUMBIA COUNTY PROPERTY       |             |           |                |
|--------------------------------|-------------|-----------|----------------|
| VALUATION SUMMARY              |             |           |                |
| VALUATION BY                   | STANDARD    |           |                |
| Tax Group: 2                   | Tax Dist:   |           |                |
| BUILDING MARKET VALUE          | 429,555     |           |                |
| TOTAL MARKET OB/XF VALUE       | 85,191      |           |                |
| TOTAL LAND VALUE - MARKET      | 77,015      |           |                |
| TOTAL MARKET VALUE             | 591,761     |           |                |
| SOH/AGL Deduction              | 68,971      |           |                |
| ASSESSED VALUE                 | 522,790     |           |                |
| TOTAL EXEMPTION VALUE          | 0           |           |                |
| BASE TAXABLE VALUE             | 522,790     |           |                |
| TOTAL JUST VALUE               | 591,761     |           |                |
| NCON VALUE                     | 0           |           |                |
| INCOME VALUE                   |             |           |                |
| PREVIOUS YEAR MKT VALUE        | 571,261     |           |                |
| BLDG:3:1: LOT 3                |             |           |                |
| BLDG:29:1: LOT 35              |             |           |                |
| BLDG:28:1: LOT 33              |             |           |                |
| BLDG:26:1: LOT 31              |             |           |                |
| PERMIT NUM                     | DESCRIPTION | AMT       | ISSUED         |
| SALES DATA                     |             |           |                |
| OFF RECORD Number              | DATE        | TYPE INST | Q / V / RSN CD |
| 0934/0427                      | 8/30/2001   | WD Q      | I / 01         |
| GRANTOR: R L T MOBILE HOME PAR |             |           |                |
| GRANTEE: POND VIEW LLC         |             |           |                |
| 0934/0424                      | 8/30/2001   | WD P      | I / 99         |
| GRANTOR: R L T MOBILE HOME PAR |             |           |                |
| GRANTEE: POND VIEW LLC         |             |           |                |
| BUILDING NOTES                 |             |           |                |
| BUILDING DIMENSIONS            |             |           |                |
| BAS= W56 S14 E56 N14\$.        |             |           |                |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |           |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
|                |            |             |     |     |   |   |       |    |       |                |           |

| 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 |
|             |          |     |                      |     |     |          |       |       |             |           |     |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| 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 | DPH FACT    | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |           |     |             |        |         |            |                |            |                             |      |         |      |     |    |        |

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001  
VALUATION SUMMARY PAGE 9 of 46

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |           |
|--------------------------|------------------|--------------|-----------|
| ELEMENT                  | CD               |              |           |
| Exterior Wall            | 03               | BELOW AVG.   | 100       |
| Roof Structur            | 01               | FLAT         | 100       |
| Roof Cover               | 01               | MINIMUM      | 100       |
| Interior Wall            | 04               | PLYWOOD      | 100       |
| Interior Floo            | 14               | CARPET       | 90        |
| Interior Floo            | 08               | SHT VINYL    | 10        |
| Air Condition            | 01               | NONE         | 100       |
| Heating Type             | 02               | CONVECTION   | 100       |
| Bedrooms                 |                  | 2            | 100       |
| Bathrooms                |                  | 1            | 100       |
| Stories                  | 1.               | 1.           | 100       |
| Architectual             | 01               | CONV         | 100       |
| Units                    |                  | 0            | 100       |
| Condition Adj            | 01               | 01           | 100       |
| Kitchen Adjus            | 01               | 01           | 100       |
| Quality                  | 01               | 01           |           |
| DOR CODE                 | 2802MH PARK      |              |           |
| MAP NUM                  |                  | MKT AREA     | 06        |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |           |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR      |
| BAS                      | 720              | 100          |           |
| TOTALS                   | 720              |              | 720 8,588 |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|----------|--|----------|--|---------|--|-----------|------------|----------|--|---------|-----|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |          |  |          |  |         |  |           |            |          |  |         |     |
| 0800   | 02  | 720       | 47.3400     | 29.82          | 21,470         | 1970 | 1970 | 0    | 0    | 60.00 | 40.00  |          |  |          |  |         |  |           |            |          |  |         |     |
| 9 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr  |     |           |             |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>   |     |           |             |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table> |     |           |             |                |                |      |      |      |      |       |        | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE | 04/09/2025 | INC DATE |  | AG DATE | MLU |
| BLD DATE   |     | LGL DATE  |             |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| XF DATE  |     | LAND DATE | 04/09/2025  |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| INC DATE   |     | AG DATE   | MLU         |                |                |      |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |

| COLUMBIA COUNTY PROPERTY  |              |           |          |
|---------------------------|--------------|-----------|----------|
| VALUATION BY              | Tax Group: 2 | Tax Dist: | STANDARD |
| BUILDING MARKET VALUE     |              |           | 429,555  |
| TOTAL MARKET OB/XF VALUE  |              |           | 85,191   |
| TOTAL LAND VALUE - MARKET |              |           | 77,015   |
| TOTAL MARKET VALUE        |              |           | 591,761  |
| SOH/AGL Deduction         |              |           | 68,971   |
| ASSESSED VALUE            |              |           | 522,790  |
| TOTAL EXEMPTION VALUE     |              |           | 0        |
| BASE TAXABLE VALUE        |              |           | 522,790  |
| TOTAL JUST VALUE          |              |           | 591,761  |
| NCON VALUE                |              |           | 0        |
| INCOME VALUE              |              |           |          |
| PREVIOUS YEAR MKT VALUE   |              |           | 571,261  |
| BLDG: 25:1: LOT 30        |              |           |          |
| BLDG: 23:1: LOT 27        |              |           |          |
| BLDG: 22:1: LOT 25        |              |           |          |
| BLDG: 21:1: LOT 24        |              |           |          |
| PERMIT NUM                | DESCRIPTION  | AMT       | ISSUED   |
|                           |              |           |          |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD        | Q     | I     | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |       |       |        |            |
| GRANTEE: POND VIEW LLC         |           |           |       |       |        |            |
| 0934/0424                      | 8/30/2001 | WD        | P     | I     | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |       |       |        |            |
| GRANTEE: POND VIEW LLC         |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
|                |            |             |     |     |   |   |       |    |       |                |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
|                  |          |     |                      |     |     |          |       |       |             |           |     |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 S12 E60 N12\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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 |
|             |          |     |                      |     |     |          |       |       |             |           |     |



COMM SE COR, RUN W 36.95 FT TO W  
FOR POB, CONT W 845.82 FT, N 901  
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

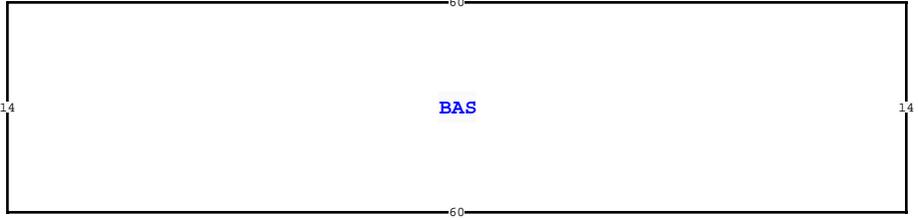
2026

04-4S-17-07598-001



| ELEMENT          |                  | CD          | CONSTRUCTION   |
|------------------|------------------|-------------|----------------|
| Exterior Wall    | 03               |             | BELOW AVG. 100 |
| Roof Structur    | 03               |             | GABLE/HIP 100  |
| Roof Cover       | 01               |             | MINIMUM 100    |
| Interior Wall    | 04               |             | PLYWOOD 100    |
| Interior Floo    | 14               |             | CARPET 90      |
| Interior Floo    | 08               |             | SHT VINYL 10   |
| Air Condition    | 01               |             | NONE 100       |
| Heating Type     | 02               |             | CONVECTION 100 |
| Bedrooms         |                  |             | 2 100          |
| Bathrooms        |                  |             | 2 100          |
| Stories          | 1.               |             | 1. 100         |
| Architectual     | 01               |             | CONV 100       |
| Units            |                  |             | 0 100          |
| Condition Adj    | 01               |             | 01 100         |
| Kitchen Adjus    | 01               |             | 01 100         |
| Quality          | 01               | 01          |                |
| DOR CODE         | 2802MH PARK      |             |                |
| MAP NUM          |                  | MKT AREA    | 06             |
| NEIGHBORHOOD/LOC | 4417.00 1.00/    |             |                |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR           |
| BAS              | 840              | 100         |                |
| TOTALS           | 840              |             | 840 6,582      |

| MARKET ADJUSTMENTS |            |           |             |                  |                |      |            |      |      |    |       |        |
|--------------------|------------|-----------|-------------|------------------|----------------|------|------------|------|------|----|-------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB        | ECON | FNCT | AP | NORM  | % COND |
| 11                 | MOBILE HME | 0%        | 0           |                  | 26,326         | 1984 | 1984       | 0    | 0    | 15 | 60.00 | 25.00  |
|                    |            |           |             | Heated Area: 840 |                |      | HX Base Yr |      |      |    |       |        |



| COLUMBIA COUNTY PROPERTY  |             |     |               |
|---------------------------|-------------|-----|---------------|
| VALUATION SUMMARY         |             |     | PAGE 11 of 46 |
| VALUATION BY              |             |     | STANDARD      |
| Tax Group: 2              | Tax Dist:   |     |               |
| BUILDING MARKET VALUE     |             |     | 429,555       |
| TOTAL MARKET OB/XF VALUE  |             |     | 85,191        |
| TOTAL LAND VALUE - MARKET |             |     | 77,015        |
| TOTAL MARKET VALUE        |             |     | 591,761       |
| SOH/AGL Deduction         |             |     | 68,971        |
| ASSESSED VALUE            |             |     | 522,790       |
| TOTAL EXEMPTION VALUE     |             |     | 0             |
| BASE TAXABLE VALUE        |             |     | 522,790       |
| TOTAL JUST VALUE          |             |     | 591,761       |
| NCON VALUE                |             |     | 0             |
| INCOME VALUE              |             |     |               |
| PREVIOUS YEAR MKT VALUE   |             |     | 571,261       |
| XFOB:19:1:                | LOT 36      |     |               |
| BLDG:18:1:                | LOT 20      |     |               |
| XFOB:18:1:                | LOT 35      |     |               |
| BLDG:17:1:                | LOT 19      |     |               |
| PERMIT NUM                | DESCRIPTION | AMT | ISSUED        |
|                           |             |     |               |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD        | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD        | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| 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 |
| 1644 SE COUNTRY CLUB RD, LAKE CITY |            |             |         |   |   |       |    |       |                |           |         |             |   |                |                 |       |
|                                    |            |             |         |   |   |       |    |       |                | BLD DATE  |         | LGL DATE    |   | 04/09/2025 MLU |                 |       |
|                                    |            |             |         |   |   |       |    |       |                | XF DATE   |         | LAND DATE   |   |                |                 |       |
|                                    |            |             |         |   |   |       |    |       |                | INC DATE  |         | AG DATE     |   |                |                 |       |

| BUILDING NOTES |
|----------------|
|                |

| BUILDING DIMENSIONS     |
|-------------------------|
| BAS= W60 S14 E60 N14\$. |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |           |
|--------------------------|------------------|--------------|-----------|
| ELEMENT                  | CD               |              |           |
| Exterior Wall            | 03               | BELOW AVG.   | 100       |
| Roof Structur            | 03               | GABLE/HIP    | 100       |
| Roof Cover               | 01               | MINIMUM      | 100       |
| Interior Wall            | 04               | PLYWOOD      | 100       |
| Interior Floo            | 14               | CARPET       | 90        |
| Interior Floo            | 08               | SHT VINYL    | 10        |
| Air Condition            | 01               | NONE         | 100       |
| Heating Type             | 02               | CONVECTION   | 100       |
| Bedrooms                 |                  | 2            | 100       |
| Bathrooms                |                  | 2            | 100       |
| Stories                  | 1.               | 1.           | 100       |
| Architectual             | 01               | CONV         | 100       |
| Units                    |                  | 0            | 100       |
| Condition Adj            | 01               | 01           | 100       |
| Kitchen Adjus            | 01               | 01           | 100       |
| Quality                  | 01               | 01           |           |
| DOR CODE                 | 2802MH PARK      |              |           |
| MAP NUM                  |                  | MKT AREA     | 06        |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |           |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR      |
| BAS                      | 784              | 100          |           |
| TOTALS                   | 784              |              | 784 6,143 |

| MARKET ADJUSTMENTS  |            |           |             |                  |                |      |            |      |                |    |       |        |
|---|------------|-----------|-------------|------------------|----------------|------|------------|------|----------------|----|-------|--------|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB        | ECON | FNCT           | AP | NORM  | % COND |
| 12  | MOBILE HME | 0%        | 0           |                  | 24,571         | 1985 | 1985       | 0    | 0              | 15 | 60.00 | 25.00  |
|   |            |           |             | Heated Area: 784 |                |      | HX Base Yr |      |                |    |       |        |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; text-align: center; vertical-align: middle;"> <span style="font-size: 2em; color: blue;">BAS</span> </div> </div> |            |           |             |                  |                |      |            |      |                |    |       |        |
|   |            |           |             | BLD DATE         |                |      | LGL DATE   |      | 04/09/2025 MLU |    |       |        |
|   |            |           |             | XF DATE          |                |      | LAND DATE  |      |                |    |       |        |
|   |            |           |             | INC DATE         |                |      | AG DATE    |      |                |    |       |        |

| COLUMBIA COUNTY PROPERTY  |             |           |               |
|---------------------------|-------------|-----------|---------------|
| VALUATION SUMMARY         |             |           | PAGE 12 of 46 |
| VALUATION BY              |             | STANDARD  |               |
| Tax Group: 2              |             | Tax Dist: |               |
| BUILDING MARKET VALUE     |             | 429,555   |               |
| TOTAL MARKET OB/XF VALUE  |             | 85,191    |               |
| TOTAL LAND VALUE - MARKET |             | 77,015    |               |
| TOTAL MARKET VALUE        |             | 591,761   |               |
| SOH/AGL Deduction         |             | 68,971    |               |
| ASSESSED VALUE            |             | 522,790   |               |
| TOTAL EXEMPTION VALUE     |             | 0         |               |
| BASE TAXABLE VALUE        |             | 522,790   |               |
| TOTAL JUST VALUE          |             | 591,761   |               |
| NCON VALUE                |             | 0         |               |
| INCOME VALUE              |             |           |               |
| PREVIOUS YEAR MKT VALUE   |             | 571,261   |               |
| XFOB:17:1: LOT 27         |             |           |               |
| BLDG:16:1: LOT 18         |             |           |               |
| XFOB:16:1: LOT 19         |             |           |               |
| XFOB:15:1: LOT 12         |             |           |               |
| PERMIT NUM                | DESCRIPTION | AMT       | ISSUED        |
|                           |             |           |               |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD        | Q     | I     | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |       |       |        |            |
| GRANTEE: POND VIEW LLC         |           |           |       |       |        |            |
| 0934/0424                      | 8/30/2001 | WD        | P     | I     | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |       |       |        |            |
| GRANTEE: POND VIEW LLC         |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
|                |            |             |     |     |   |   |       |    |       |                |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 0           |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W56 S14 E56 N14\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
|                  |          |     |                      |     |     |          |       |       |             |           |     |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
|         |            |                |            |                             |      |         |      |     |    |        |



COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001  
VALUATION SUMMARY

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |       |
|--------------------------|------------------|--------------|-------|
| ELEMENT                  | CD               |              |       |
| Exterior Wall            | 03               | BELOW AVG.   | 100   |
| Roof Structur            | 01               | FLAT         | 100   |
| Roof Cover               | 01               | MINIMUM      | 100   |
| Interior Wall            | 04               | PLYWOOD      | 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   |
| Stories                  | 1.               | 1.           | 100   |
| Architectual             | 01               | CONV         | 100   |
| Units                    |                  | 0            | 100   |
| Condition Adj            | 01               | 01           | 100   |
| Kitchen Adjus            | 01               | 01           | 100   |
| Quality                  | 01               | 01           |       |
| DOR CODE                 | 2802MH PARK      |              |       |
| MAP NUM                  |                  | MKT AREA     | 06    |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR  |
| BAS                      | 720              | 100          |       |
| TOTALS                   | 720              |              | 7,340 |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |       |      |    |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|-------|------|----|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON  | FNCT | AP | NORM  | % COND |
| 0800   | 02  | 720       | 53.9400     | 33.98          | 24,466         | 1980 | 1980 | 0     | 0    | 10 | 60.00 | 30.00  |
| 14 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr   |     |           |             |                |                |      |      |       |      |    |       |        |
| <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <div style="display: flex; justify-content: space-between; width: 100%;"> <span>12</span> <span>60</span> </div> <div style="text-align: center; margin: 20px 0;"> <p>BAS</p> </div> <div style="display: flex; justify-content: space-between; width: 100%;"> <span>12</span> <span>60</span> </div> </div> |     |           |             |                |                |      |      |       |      |    |       |        |
| TOTALS   |     |           |             | 720            |                | 720  |      | 7,340 |      |    |       |        |

| COLUMBIA COUNTY PROPERTY  |             |           |               |
|---------------------------|-------------|-----------|---------------|
| VALUATION SUMMARY         |             |           | PAGE 14 of 46 |
| VALUATION BY              |             | STANDARD  |               |
| Tax Group: 2              |             | Tax Dist: |               |
| BUILDING MARKET VALUE     |             | 429,555   |               |
| TOTAL MARKET OB/XF VALUE  |             | 85,191    |               |
| TOTAL LAND VALUE - MARKET |             | 77,015    |               |
| TOTAL MARKET VALUE        |             | 591,761   |               |
| SOH/AGL Deduction         |             | 68,971    |               |
| ASSESSED VALUE            |             | 522,790   |               |
| TOTAL EXEMPTION VALUE     |             | 0         |               |
| BASE TAXABLE VALUE        |             | 522,790   |               |
| TOTAL JUST VALUE          |             | 591,761   |               |
| NCON VALUE                |             | 0         |               |
| INCOME VALUE              |             |           |               |
| PREVIOUS YEAR MKT VALUE   |             | 571,261   |               |
| XFOB:13:1: LOT 8          |             |           |               |
| BLDG:12:1: LOT 14         |             |           |               |
| BLDG:11:1: LOT 13         |             |           |               |
| BLDG:10:1: LOT 11         |             |           |               |
| PERMIT NUM                | DESCRIPTION | AMT       | ISSUED        |
|                           |             |           |               |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
|                |            |             |     |     |   |   |       |    |       |                |       |

| TOTAL OB/XF                        |  |           |  |            |  |     |  |  |  |  |  |
|------------------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|
| 0                                  |  |           |  |            |  |     |  |  |  |  |  |
| 1644 SE COUNTRY CLUB RD, LAKE CITY |  |           |  |            |  |     |  |  |  |  |  |
| BLD DATE                           |  | LGL DATE  |  | 04/09/2025 |  | MLU |  |  |  |  |  |
| XF DATE                            |  | LAND DATE |  |            |  |     |  |  |  |  |  |
| INC DATE                           |  | AG DATE   |  |            |  |     |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 S12 E60 N12\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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 | DPHT FACT   | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |           |     |             |        |         |            |                |            |                             |      |         |      |     |    |        |

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |       |
|--------------------------|------------------|--------------|-------|
| ELEMENT                  | CD               |              |       |
| Exterior Wall            | 03               | BELOW AVG.   | 100   |
| Roof Structur            | 03               | GABLE/HIP    | 100   |
| Roof Cover               | 01               | MINIMUM      | 100   |
| Interior Wall            | 02               | WALL BD/WD   | 100   |
| Interior Floo            | 14               | CARPET       | 100   |
| Air Condition            | 03               | CENTRAL      | 100   |
| Heating Type             | 04               | AIR DUCTED   | 100   |
| Bedrooms                 |                  | 2            | 100   |
| Bathrooms                |                  | 2            | 100   |
| Stories                  | 1.               | 1.           | 100   |
| Architectual             | 01               | CONV         | 100   |
| Units                    |                  | 0            | 100   |
| Condition Adj            | 01               | 01           | 100   |
| Kitchen Adjus            | 01               | 01           | 100   |
| Quality                  | 01               | 01           |       |
| DOR CODE                 | 2802MH PARK      |              |       |
| MAP NUM                  |                  | MKT AREA     | 06    |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR  |
| BAS                      | 672              | 100          |       |
| TOTALS                   | 672              |              | 8,128 |

| MARKET ADJUSTMENTS   |            |           |             |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
|--|------------|-----------|-------------|----------------|----------------|------------|------|------|------|-------|--------|----------|--|----------|--|---------|--|-----------|------------|----------|--|---------|-----|
| TYPE   | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB  | ECON | FNCT | NORM  | % COND |          |  |          |  |         |  |           |            |          |  |         |     |
| 15   | MOBILE HME | 0%        | 0           |                | 20,321         | 1970       | 1970 | 0    | 0    | 60.00 | 40.00  |          |  |          |  |         |  |           |            |          |  |         |     |
|  |            |           |             | Heated Area:   | 672            | HX Base Yr |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
|  |            |           |             |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table> |            |           |             |                |                |            |      |      |      |       |        | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE | 04/09/2025 | INC DATE |  | AG DATE | MLU |
| BLD DATE   |            | LGL DATE  |             |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| XF DATE  |            | LAND DATE | 04/09/2025  |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |
| INC DATE   |            | AG DATE   | MLU         |                |                |            |      |      |      |       |        |          |  |          |  |         |  |           |            |          |  |         |     |

| COLUMBIA COUNTY PROPERTY       |             |           |        | PAGE 15 of 46 | 2      |            |
|--------------------------------|-------------|-----------|--------|---------------|--------|------------|
| VALUATION SUMMARY              |             |           |        |               |        |            |
| VALUATION BY                   |             |           |        | STANDARD      |        |            |
| Tax Group: 2                   |             |           |        | Tax Dist:     |        |            |
| BUILDING MARKET VALUE          |             |           |        | 429,555       |        |            |
| TOTAL MARKET OB/XF VALUE       |             |           |        | 85,191        |        |            |
| TOTAL LAND VALUE - MARKET      |             |           |        | 77,015        |        |            |
| TOTAL MARKET VALUE             |             |           |        | 591,761       |        |            |
| SOH/AGL Deduction              |             |           |        | 68,971        |        |            |
| ASSESSED VALUE                 |             |           |        | 522,790       |        |            |
| TOTAL EXEMPTION VALUE          |             |           |        | 0             |        |            |
| BASE TAXABLE VALUE             |             |           |        | 522,790       |        |            |
| TOTAL JUST VALUE               |             |           |        | 591,761       |        |            |
| NCON VALUE                     |             |           |        | 0             |        |            |
| INCOME VALUE                   |             |           |        |               |        |            |
| PREVIOUS YEAR MKT VALUE        |             |           |        | 571,261       |        |            |
| PRMT:1:1: LOT 37 SCARLATO      |             |           |        |               |        |            |
| XFOB:9:1: LOT 11               |             |           |        |               |        |            |
| XFOB:8:1: LOT 37               |             |           |        |               |        |            |
| XFOB:7:1: LOT 26               |             |           |        |               |        |            |
| PERMIT NUM                     | DESCRIPTION | AMT       | ISSUED |               |        |            |
| SALES DATA                     |             |           |        |               |        |            |
| OFF RECORD Number              | DATE        | TYPE INST | Q U    | V I           | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001   | WD        | Q      | I             | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |             |           |        |               |        |            |
| GRANTEE: POND VIEW LLC         |             |           |        |               |        |            |
| 0934/0424                      | 8/30/2001   | WD        | P      | I             | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |             |           |        |               |        |            |
| GRANTEE: POND VIEW LLC         |             |           |        |               |        |            |
| BUILDING NOTES                 |             |           |        |               |        |            |
| BUILDING DIMENSIONS            |             |           |        |               |        |            |
| BAS= W56 S12 E56 N12\$.        |             |           |        |               |        |            |

| 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 |
| 1644 SE COUNTRY CLUB RD, LAKE CITY |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 0 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|
|             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |

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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |       |
|--------------------------|------------------|--------------|-------|
| ELEMENT                  | CD               |              |       |
| Exterior Wall            | 03               | BELOW AVG.   | 100   |
| Roof Structur            | 03               | GABLE/HIP    | 100   |
| Roof Cover               | 01               | MINIMUM      | 100   |
| Interior Wall            | 02               | WALL BD/WD   | 100   |
| Interior Floor           | 14               | CARPET       | 100   |
| Air Condition            | 01               | NONE         | 100   |
| Heating Type             | 04               | AIR DUCTED   | 100   |
| Bedrooms                 |                  | 2            | 100   |
| Bathrooms                |                  | 1            | 100   |
| Stories                  | 1.               | 1.           | 100   |
| Architectual             | 01               | CONV         | 100   |
| Units                    |                  | 0            | 100   |
| Condition Adj            | 01               | 01           | 100   |
| Kitchen Adjus            | 01               | 01           | 100   |
| Quality                  | 01               | 01           |       |
| DOR CODE                 | 2802MH PARK      |              |       |
| MAP NUM                  |                  | MKT AREA     | 06    |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR  |
| BAS                      | 660              | 100          |       |
| TOTALS                   | 660              |              | 4,428 |

| MARKET ADJUSTMENTS  |            |           |             |                  |                |      |            |      |      |    |       |        |
|---|------------|-----------|-------------|------------------|----------------|------|------------|------|------|----|-------|--------|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB        | ECON | FNCT | AP | NORM  | % COND |
| 17  | MOBILE HME | 0%        | 0           |                  | 17,714         | 1980 | 1980       | 0    | 0    | 15 | 60.00 | 25.00  |
|   |            |           |             | Heated Area: 660 |                |      | HX Base Yr |      |      |    |       |        |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>12</p> <p>55</p> <p>55</p> <p>12</p> <p>BAS</p> </div> |            |           |             |                  |                |      |            |      |      |    |       |        |
| TOTALS  |            |           |             | 660              |                |      | 660 4,428  |      |      |    |       |        |

| COLUMBIA COUNTY PROPERTY                 |             |           |        | PAGE 17 of 46 | 2      |            |
|--|-------------|-----------|--------|---------------|--------|------------|
| VALUATION SUMMARY                        |             |           |        |               |        |            |
| VALUATION BY                             |             |           |        | STANDARD      |        |            |
| Tax Group: 2                             |             |           |        | Tax Dist:     |        |            |
| BUILDING MARKET VALUE                    |             |           |        | 429,555       |        |            |
| TOTAL MARKET OB/XF VALUE                 |             |           |        | 85,191        |        |            |
| TOTAL LAND VALUE - MARKET                |             |           |        | 77,015        |        |            |
| TOTAL MARKET VALUE                       |             |           |        | 591,761       |        |            |
| SOH/AGL Deduction                        |             |           |        | 68,971        |        |            |
| ASSESSED VALUE                           |             |           |        | 522,790       |        |            |
| TOTAL EXEMPTION VALUE                    |             |           |        | 0             |        |            |
| BASE TAXABLE VALUE                       |             |           |        | 522,790       |        |            |
| TOTAL JUST VALUE                         |             |           |        | 591,761       |        |            |
| NCON VALUE                               |             |           |        | 0             |        |            |
| INCOME VALUE                             |             |           |        |               |        |            |
| PREVIOUS YEAR MKT VALUE                  |             |           |        | 571,261       |        |            |
| LAND:3:1: POND IN MIDDLE OF TRAILER PARK |             |           |        |               |        |            |
| XFOB:2:1: GRAT MH (PD \$800)             |             |           |        |               |        |            |
| PERMIT NUM                               | DESCRIPTION | AMT       | ISSUED |               |        |            |
| <b>SALES DATA</b>                        |             |           |        |               |        |            |
| OFF RECORD Number                        | DATE        | TYPE INST | Q U    | V I           | RSN CD | SALE PRICE |
| 0934/0427                                | 8/30/2001   | WD        | Q      | I             | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR           |             |           |        |               |        |            |
| GRANTEE: POND VIEW LLC                   |             |           |        |               |        |            |
| 0934/0424                                | 8/30/2001   | WD        | P      | I             | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR           |             |           |        |               |        |            |
| GRANTEE: POND VIEW LLC                   |             |           |        |               |        |            |
| <b>BUILDING NOTES</b>                    |             |           |        |               |        |            |
| <b>BUILDING DIMENSIONS</b>               |             |           |        |               |        |            |
| BAS= W55 S12 E55 N12\$.                  |             |           |        |               |        |            |

| 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 |
| 1644 SE COUNTRY CLUB RD, LAKE CITY |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| TOTALS 0                           |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| 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 | DPH FACT    | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
|                  |          |     |                      |     |     |          |       |       |             |           |     |             |        |         |            |                |            |                             |      |         |      |     |    |        |  |





COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

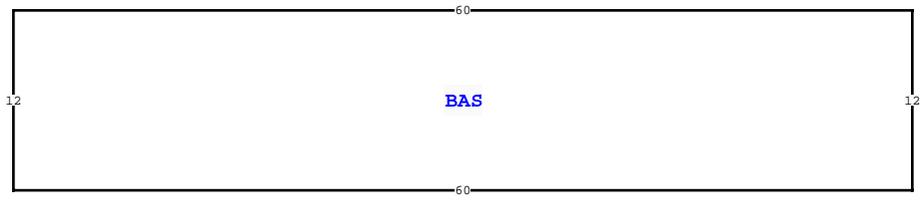
POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001

| ELEMENT          |                  | CD          | BUILDING CHARACTERISTICS |              | CONSTRUCTION         |    |
|------------------|------------------|-------------|--------------------------|--------------|----------------------|----|
| Exterior Wall    | 03               |             | BELOW AVG.               | 100          |                      |    |
| Roof Structur    | 03               |             | GABLE/HIP                | 100          |                      |    |
| Roof Cover       | 01               |             | MINIMUM                  | 100          |                      |    |
| Interior Wall    | 02               |             | WALL BD/WD               | 100          |                      |    |
| Interior Floo    | 14               |             | CARPET                   | 90           |                      |    |
| Interior Floo    | 07               |             | CORK/VTILE               | 10           |                      |    |
| Air Condition    | 03               |             | CENTRAL                  | 100          |                      |    |
| Heating Type     | 04               |             | AIR DUCTED               | 100          |                      |    |
| Bedrooms         |                  |             | 2                        | 100          |                      |    |
| Bathrooms        |                  |             | 1                        | 100          |                      |    |
| Stories          | 1.               |             | 1.                       | 100          |                      |    |
| Architectual     | 01               |             | CONV                     | 100          |                      |    |
| Units            |                  |             | 0                        | 100          |                      |    |
| Condition Adj    | 01               |             | 01                       | 100          |                      |    |
| Kitchen Adjus    | 01               |             | 01                       | 100          |                      |    |
| Quality          | 01               | 01          |                          |              |                      |    |
| DOR CODE         | 2802MH PARK      |             |                          |              |                      |    |
| MAP NUM          |                  |             | MKT AREA                 |              |                      | 06 |
| NEIGHBORHOOD/LOC | 4417.00          |             | 1.00/                    |              |                      |    |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR                     | TOT ADJ AREA | SUBAREA MARKET VALUE |    |
| BAS              | 720              | 100         |                          | 720          | 5,301                |    |
| TOTALS           | 720              |             |                          | 720          | 5,301                |    |

| MARKET ADJUSTMENTS |            |           |             |                |                |            |     |      |      |    |      |        |
|--------------------|------------|-----------|-------------|----------------|----------------|------------|-----|------|------|----|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB | ECON | FNCT | AP | NORM | % COND |
| 20                 | MOBILE HME | 0%        | 0           |                |                |            |     |      |      |    |      |        |
| Heated Area: 720   |            |           |             |                |                | HX Base Yr |     |      |      |    |      |        |



1644 SE COUNTRY CLUB RD, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/09/2025 |
| INC DATE |  | AG DATE   | MLU        |

**COLUMBIA COUNTY PROPERTY** PAGE 20 of 46

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 429,555  |
| TOTAL MARKET OB/XF VALUE  |           | 85,191   |
| TOTAL LAND VALUE - MARKET |           | 77,015   |
| TOTAL MARKET VALUE        |           | 591,761  |
| SOH/AGL Deduction         |           | 68,971   |
| ASSESSED VALUE            |           | 522,790  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 522,790  |
| TOTAL JUST VALUE          |           | 591,761  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 571,261  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD        | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD        | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W60 S12 E60 N12\$.

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





COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001  
VALUATION SUMMARY

| ELEMENT          |                  | CD          | CONSTRUCTION   |
|------------------|------------------|-------------|----------------|
| Exterior Wall    | 03               |             | BELOW AVG. 100 |
| Roof Structur    | 01               |             | FLAT 100       |
| Roof Cover       | 01               |             | MINIMUM 100    |
| Interior Wall    | 04               |             | PLYWOOD 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          |
| Stories          | 1.               |             | 1. 100         |
| Architectual     | 01               |             | CONV 100       |
| Units            |                  |             | 0 100          |
| Condition Adj    | 01               |             | 01 100         |
| Kitchen Adjus    | 01               |             | 01 100         |
| Quality          | 01               | 01          |                |
| DOR CODE         | 2802MH PARK      |             |                |
| MAP NUM          |                  | MKT AREA    | 06             |
| NEIGHBORHOOD/LOC | 4417.00 1.00/    |             |                |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR           |
| BAS              | 924              | 100         |                |
| TOTALS           | 924              |             | 924 12,559     |

| MARKET ADJUSTMENTS                 |            |           |             |                |                |     |     |      |      |           |            |
|------------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|-----------|------------|
| TYPE                               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM      | % COND     |
| 23                                 | MOBILE HME | 0%        | 0           |                |                |     |     |      |      |           |            |
| Heated Area: 924                   |            |           |             |                | HX Base Yr     |     |     |      |      |           |            |
|                                    |            |           |             |                |                |     |     |      |      |           |            |
| 1644 SE COUNTRY CLUB RD, LAKE CITY |            |           |             |                |                |     |     |      |      | BLD DATE  |            |
|                                    |            |           |             |                |                |     |     |      |      | XF DATE   |            |
|                                    |            |           |             |                |                |     |     |      |      | INC DATE  |            |
|                                    |            |           |             |                |                |     |     |      |      | LGL DATE  | 04/09/2025 |
|                                    |            |           |             |                |                |     |     |      |      | LAND DATE | MLU        |
|                                    |            |           |             |                |                |     |     |      |      | AG DATE   |            |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 429,555  |
| TOTAL MARKET OB/XF VALUE  |           | 85,191   |
| TOTAL LAND VALUE - MARKET |           | 77,015   |
| TOTAL MARKET VALUE        |           | 591,761  |
| SOH/AGL Deduction         |           | 68,971   |
| ASSESSED VALUE            |           | 522,790  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 522,790  |
| TOTAL JUST VALUE          |           | 591,761  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 571,261  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

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

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W66 S14 E66 N14\$.

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001  
VALUATION SUMMARY

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION   |            |
|--------------------------|------------------|----------------|------------|
| ELEMENT                  | CD               |                |            |
| Exterior Wall            | 02               | WALL BOARD 100 |            |
| Roof Structur            | 01               | FLAT 100       |            |
| Roof Cover               | 01               | MINIMUM 100    |            |
| Interior Wall            | 04               | PLYWOOD 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          |            |
| Stories                  | 1.               | 1. 100         |            |
| Architectual             | 01               | CONV 100       |            |
| Units                    |                  | 0 100          |            |
| Condition Adj            | 01               | 01 100         |            |
| Quality                  | 02               | 02             |            |
| DOR CODE                 | 2802MH PARK      |                |            |
| MAP NUM                  |                  | MKT AREA       | 06         |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |                |            |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR       |
| BAS                      | 720              | 100            |            |
| TOTALS                   | 720              |                | 720 10,722 |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |           |                |        |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|-----------|----------------|--------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT      | NORM           | % COND |  |  |
| 0800   | 02  | 720       | 59.0920     | 37.23          | 26,806         | 1979 | 1979 | 0    | 0         | 60.00          | 40.00  |  |  |
| 24 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr |     |           |             |                |                |      |      |      |           |                |        |  |  |
|  |     |           |             |                |                |      |      |      |           |                |        |  |  |
| 1644 SE COUNTRY CLUB RD, LAKE CITY               |     |           |             |                |                |      |      |      |           |                |        |  |  |
|  |     |           |             | BLD DATE       |                |      |      |      | LGL DATE  | 04/09/2025 MLU |        |  |  |
|  |     |           |             | XF DATE        |                |      |      |      | LAND DATE |                |        |  |  |
|  |     |           |             | INC DATE       |                |      |      |      | AG DATE   |                |        |  |  |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 24 of 46 | 2 |
|---------------------------|--|---------------|---|
| VALUATION BY              |  | STANDARD      |   |
| Tax Group: 2              |  | Tax Dist:     |   |
| BUILDING MARKET VALUE     |  | 429,555       |   |
| TOTAL MARKET OB/XF VALUE  |  | 85,191        |   |
| TOTAL LAND VALUE - MARKET |  | 77,015        |   |
| TOTAL MARKET VALUE        |  | 591,761       |   |
| SOH/AGL Deduction         |  | 68,971        |   |
| ASSESSED VALUE            |  | 522,790       |   |
| TOTAL EXEMPTION VALUE     |  | 0             |   |
| BASE TAXABLE VALUE        |  | 522,790       |   |
| TOTAL JUST VALUE          |  | 591,761       |   |
| NCON VALUE                |  | 0             |   |
| INCOME VALUE              |  |               |   |
| PREVIOUS YEAR MKT VALUE   |  | 571,261       |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| BUILDING NOTES |
|----------------|
|                |

| BUILDING DIMENSIONS     |
|-------------------------|
| BAS= W60 S12 E60 N12\$. |

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







COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

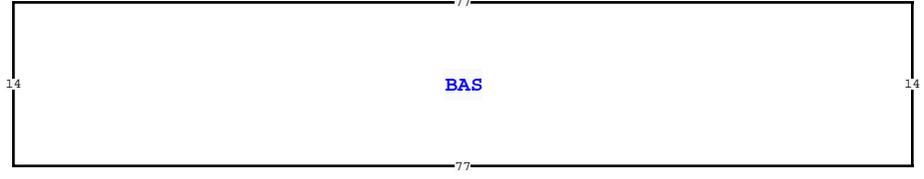
POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION                       |  |
|--------------------------|------------------|------------------------------------|--|
| ELEMENT                  | CD               |                                    |  |
| Exterior Wall            | 03               | BELOW AVG.                         | 100  |
| Roof Structur            | 01               | FLAT                               | 100  |
| Roof Cover               | 01               | MINIMUM                            | 100  |
| Interior Wall            | 04               | PLYWOOD                            | 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                |                  | 3                                  | 100  |
| Stories                  | 1.               | 1.                                 | 100  |
| Architectual             | 01               | CONV                               | 100  |
| Units                    |                  | 0                                  | 100  |
| Condition Adj            | 01               | 01                                 | 100  |
| Kitchen Adjus            | 01               | 01                                 | 100  |
| Quality                  | 01               | 01                                 |  |
| DOR CODE                 | 2802MH PARK      |                                    |  |
| MAP NUM                  |                  | MKT AREA                           | 06   |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |                                    |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE                        | YEAR   |
| BAS                      | 1,078            | 100                                |  |
| TOTALS                   | 1,078            |                                    | 1,078  |
| EXTRA FEATURES           |                  | 1644 SE COUNTRY CLUB RD, LAKE CITY |  |
| 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 |

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |            |      |      |       |        |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|------------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB        | ECON | FNCT | NORM  | % COND |
| 0800               | 02  | 1,078     | 54.5400     | 34.36             | 37,040         | 1977 | 1977       | 0    | 0    | 60.00 | 40.00  |
| 28 MOBILE HME      |     | 0% - 0    |             | Heated Area: 1078 |                |      | HX Base Yr |      |      |       |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 28 of 46 | 2        |
|---------------------------|-----------|---------------|----------|
| VALUATION SUMMARY         |           |               |          |
| VALUATION BY              |           |               | STANDARD |
| Tax Group: 2              | Tax Dist: |               |          |
| BUILDING MARKET VALUE     |           |               | 429,555  |
| TOTAL MARKET OB/XF VALUE  |           |               | 85,191   |
| TOTAL LAND VALUE - MARKET |           |               | 77,015   |
| TOTAL MARKET VALUE        |           |               | 591,761  |
| SOH/AGL Deduction         |           |               | 68,971   |
| ASSESSED VALUE            |           |               | 522,790  |
| TOTAL EXEMPTION VALUE     |           |               | 0        |
| BASE TAXABLE VALUE        |           |               | 522,790  |
| TOTAL JUST VALUE          |           |               | 591,761  |
| NCON VALUE                |           |               | 0        |
| INCOME VALUE              |           |               |          |
| PREVIOUS YEAR MKT VALUE   |           |               | 571,261  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
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|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| BUILDING NOTES |
|----------------|
|                |

| BUILDING DIMENSIONS     |
|-------------------------|
| BAS= W77 S14 E77 N14\$. |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |





COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

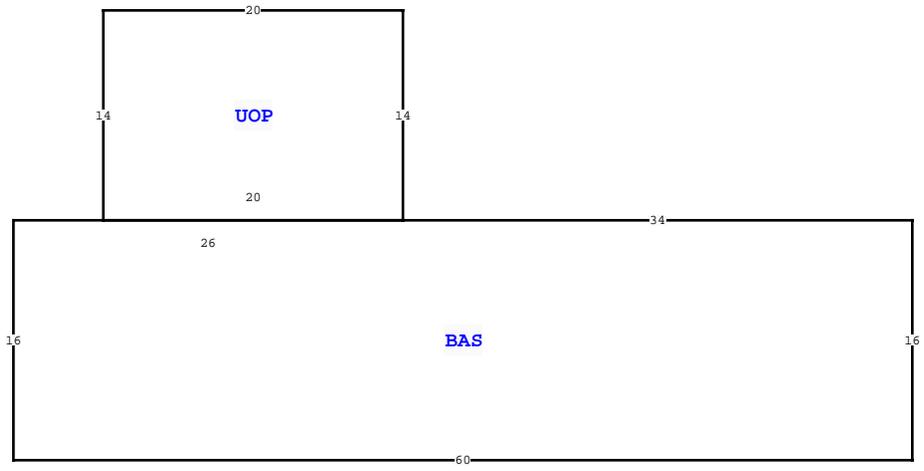
POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

**2026**

04-4S-17-07598-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |              |
|--------------------------|------------------|--------------|--------------|
| ELEMENT                  | CD               |              |              |
| 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            | 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          |
| Stories                  | 1.               | 1.           | 100          |
| Architectual             | 01               | CONV         | 100          |
| Units                    |                  | 0            | 100          |
| Condition Adj            | 01               | 01           | 100          |
| Kitchen Adjus            | 01               | 01           | 100          |
| Quality                  | 03               | 03           |              |
| DOR CODE                 | 2802MH PARK      |              |              |
| MAP NUM                  |                  | MKT AREA     | 06           |
| NEIGHBORHOOD/LOC         | 4417.00 1.00/    |              |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR         |
| BAS                      | 960              | 100          |              |
| UOP                      | 280              | 25           |              |
| TOTALS                   | 1,240            |              | 1,030 13,305 |

| MARKET ADJUSTMENTS          |            |           |             |                |                |     |     |      |      |    |      |        |
|-----------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|
| TYPE                        | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 31                          | MOBILE HME | 0%        | - 0         |                |                |     |     |      |      |    |      |        |
| Heated Area: 960 HX Base Yr |            |           |             |                |                |     |     |      |      |    |      |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 31 of 46 | 2        |
|---------------------------|-----------|---------------|----------|
| VALUATION SUMMARY         |           |               |          |
| VALUATION BY              |           |               | STANDARD |
| Tax Group: 2              | Tax Dist: |               |          |
| BUILDING MARKET VALUE     |           |               | 429,555  |
| TOTAL MARKET OB/XF VALUE  |           |               | 85,191   |
| TOTAL LAND VALUE - MARKET |           |               | 77,015   |
| TOTAL MARKET VALUE        |           |               | 591,761  |
| SOH/AGL Deduction         |           |               | 68,971   |
| ASSESSED VALUE            |           |               | 522,790  |
| TOTAL EXEMPTION VALUE     |           |               | 0        |
| BASE TAXABLE VALUE        |           |               | 522,790  |
| TOTAL JUST VALUE          |           |               | 591,761  |
| NCON VALUE                |           |               | 0        |
| INCOME VALUE              |           |               |          |
| PREVIOUS YEAR MKT VALUE   |           |               | 571,261  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD        | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD        | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| 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 NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                |  |
|--|--|
| BAS= W34 UOP= N14 W20 S14 E20\$ W26 S16 E60 N16\$. |  |

| 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 | DPH FACT    | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |           |     |             |        |         |            |                |            |                             |      |         |      |     |    |        |



COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC  
1586 SE COUNTRY CLUB RD, LOT 41  
LAKE CITY, FL 32025

2026

04-4S-17-07598-001



| ELEMENT |                | BUILDING CHARACTERISTICS |       |
|---------|----------------|--------------------------|-------|
| CD      | CONSTRUCTION   |                          |       |
| 03      | BELOW AVG. 100 |                          |       |
| 01      | FLAT 100       |                          |       |
| 01      | MINIMUM 100    |                          |       |
| 04      | PLYWOOD 100    |                          |       |
| 14      | CARPET 90      |                          |       |
| 08      | SHT VINYL 10   |                          |       |
| 03      | CENTRAL 100    |                          |       |
| 04      | AIR DUCTED 100 |                          |       |
| 2       | 100            |                          |       |
| 1       | 100            |                          |       |
| 01      | CONV 100       |                          |       |
| 01      | 0 100          |                          |       |
| 01      | 01 100         |                          |       |
| 01      | 01 100         |                          |       |
| 01      | 01             |                          |       |
| 2802    | MH PARK        |                          |       |
| 4417.00 | 1.00/          |                          |       |
| BAS     | 744            | 100                      | 9,889 |
| TOTALS  | 744            | 744                      | 9,889 |

| MARKET ADJUSTMENTS                 |     |           |             |                |                |      |      |      |      |                  |        |            |            |     |
|------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------------------|--------|------------|------------|-----|
| TYPE                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM             | % COND |            |            |     |
| 0800                               | 02  | 744       | 52.7400     | 33.23          | 24,723         | 1974 | 1974 | 0    | 0    | 60.00            | 40.00  |            |            |     |
| 33 MOBILE HME 0% - 0               |     |           |             |                |                |      |      |      |      | Heated Area: 744 |        | HX Base Yr |            |     |
|                                    |     |           |             |                |                |      |      |      |      |                  |        |            |            |     |
| 1644 SE COUNTRY CLUB RD, LAKE CITY |     |           |             |                |                |      |      |      |      | BLD DATE         |        | LGL DATE   |            |     |
|                                    |     |           |             |                |                |      |      |      |      | XF DATE          |        | LAND DATE  | 04/09/2025 | MLU |
|                                    |     |           |             |                |                |      |      |      |      | INC DATE         |        | AG DATE    |            |     |

| COLUMBIA COUNTY PROPERTY  |  |  | PAGE 33 of 46 | 2 |
|---------------------------|--|--|---------------|---|
| VALUATION SUMMARY         |  |  |               |   |
| VALUATION BY              |  |  | STANDARD      |   |
| Tax Group: 2              |  |  | Tax Dist:     |   |
| BUILDING MARKET VALUE     |  |  | 429,555       |   |
| TOTAL MARKET OB/XF VALUE  |  |  | 85,191        |   |
| TOTAL LAND VALUE - MARKET |  |  | 77,015        |   |
| TOTAL MARKET VALUE        |  |  | 591,761       |   |
| SOH/AGL Deduction         |  |  | 68,971        |   |
| ASSESSED VALUE            |  |  | 522,790       |   |
| TOTAL EXEMPTION VALUE     |  |  | 0             |   |
| BASE TAXABLE VALUE        |  |  | 522,790       |   |
| TOTAL JUST VALUE          |  |  | 591,761       |   |
| NCON VALUE                |  |  | 0             |   |
| INCOME VALUE              |  |  |               |   |
| PREVIOUS YEAR MKT VALUE   |  |  | 571,261       |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0934/0427                      | 8/30/2001 | WD Q      | Q   | I   | 01     | 100        |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |
| 0934/0424                      | 8/30/2001 | WD P      | P   | I   | 99     | 400,000    |
| GRANTOR: R L T MOBILE HOME PAR |           |           |     |     |        |            |
| GRANTEE: POND VIEW LLC         |           |           |     |     |        |            |

| 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 NOTES |
|----------------|
|                |

| BUILDING DIMENSIONS     |
|-------------------------|
| BAS= W62 S12 E62 N12\$. |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |

























