

BEG SE COR OF NE1/4 OF SW1/4, RU
N 256.27 FT, W 420 FT TO E R/W U
ALONG R/W 1062.90 FT TO S R/W OF

E L HOLDINGS LAKE CITY LLC
4743 N US HIGHWAY 441
LAKE CITY, FL 32055

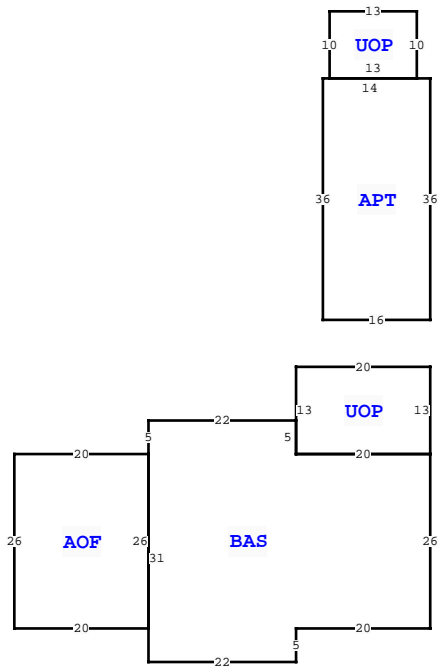
2026

05-3S-17-04847-000



ELEMENT		CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	04	C ABOVE GD	80
Interior Floo	08	SHT VINYL	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		24	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		4	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	3611CAMPGROUND/STORE		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	520	110	
APT	576	100	
BAS	1,312	100	
UOP	130	20	
UOP	260	20	
TOTALS	2,798		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	CLUB HOUSE	0%	0									
Heated Area: 2408 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 10
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		295,790	
TOTAL MARKET OB/XF VALUE		266,421	
TOTAL LAND VALUE - MARKET		182,188	
TOTAL MARKET VALUE		744,399	
SOH/AGL Deduction		29,699	
ASSESSED VALUE		714,700	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		714,700	
TOTAL JUST VALUE		744,399	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		727,836	
PRMT:7:3: NAME			
XFOB:14:1: THESE 12 SITES HAVE ONLY WATER			
XFOB:9:1: LOT 10			
BLDG:9:1: LOT 16			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054475	Remodel	11,700	11/13/2025
000053773	Remodel	50,708	08/05/2025
000053361	Roof Replacement	13,390	06/12/2025
000053363	Roof Replacement	6,381	06/12/2025
000053360	Roof Replacement	6,381	06/12/2025
000053349	Roof Replacement	15,480	06/11/2025
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1284/2414	10/31/2014	WD Q	I 01
GRANTOR:DKLZ LLC			
GRANTEE: E L HOLDINGS LAKE C			
1018/1552	6/17/2004	WD U	I 09
GRANTOR: ELLENBURG FAMILY LTD			
GRANTEE:DKLZ LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
UOP= N13 W20 S13 E20\$ BAS= W20 N5 W22 S5 AOF= W20 S26 E20 N26\$ S31 E22 N5 E20 N26\$ PTR=N20 APT= N36 W2UOP= N10 W13 S10 E13\$ W14 S36 E16\$ S20\$.			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0297	SHED CONCR	0	0	12	12	1.00	UT	0.00	0.00	100	1992
2	0297	SHED CONCR	0	0	12	12	1.00	UT	0.00	0.00	100	1992
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1992
4	0294	SHED WOOD/	0	0	10	10	1.00	UT	0.00	0.00	100	1997
5	0270	POOL COMM	0	0	18	35	630.00	UT	35.00	35.00	80	1987
6	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1987
7	9915	RV SITE	0	0	0	0	40.00	UT	3,000.00	3,000.00	100	1991
8	9905	CAMPSITE/N	0	0	0	0	12.00	UT	1,500.00	1,500.00	100	1991
9	0070	CARPORT UF	0	0	20	14	1.00	UT	0.00	0.00	100	1999
10	0294	SHED WOOD/	0	0	10	10	1.00	UT	0.00	0.00	100	1999

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	3600	C	RV PARKS/CAM	0		A-1	0.00	0.00	26.50	AC		1.00

TOTAL OB/XF												
TOT ADJ	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.25	1.00	1.25	5,500.00	6,875.00	182,188							

BEG SE COR OF NE1/4 OF SW1/4, RU
N 256.27 FT, W 420 FT TO E R/W U
ALONG R/W 1062.90 FT TO S R/W OF

E L HOLDINGS LAKE CITY LLC
4743 N US HIGHWAY 441
LAKE CITY, FL 32055

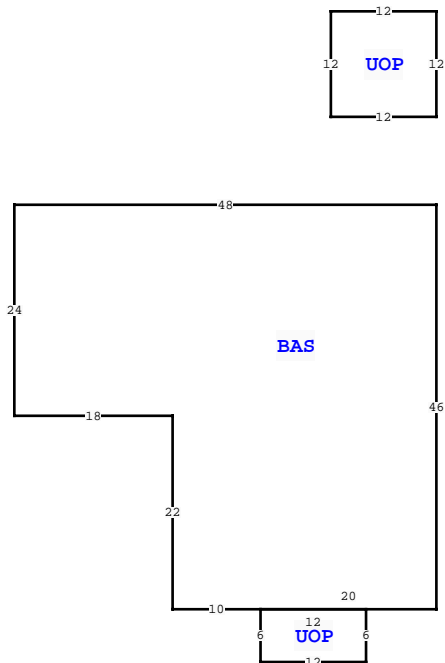
2026

05-3S-17-04847-000



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	05	AVERAGE	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	14	CARPET	90			
Interior Floor	06	VINYL ASB	10			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		0	100			
Bathrooms		0	100			
Frame	01	NONE	100			
Stories	0	0	100			
Architectual Units	05	CONV	100			
Condition Adj	03	03	100			
Kitchen Adjus	01	01	100			
Quality	05	05				
DOR CODE	3611CAMPGROUND/STORE					
MAP NUM		MKT AREA				03
NEIGHBORHOOD/LOC	5317.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,812	100		1,812	124,658	
UOP	72	20		14	963	
UOP	144	20		29	1,995	
TOTALS	2,028			1,855	127,616	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,855	94.5000	105.84	196,333	1976	1976	0	0	35.00	65.00
2 SINGLE FAM 0% - 0 Heated Area: 1812 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 2 of 10	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				295,790		
TOTAL MARKET OB/XF VALUE				266,421		
TOTAL LAND VALUE - MARKET				182,188		
TOTAL MARKET VALUE				744,399		
SOH/AGL Deduction				29,699		
ASSESSED VALUE				714,700		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				714,700		
TOTAL JUST VALUE				744,399		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				727,836		
BLDG:8:1: LOT 15						
BLDG:7:1: LOT 13						
PRMT:6:1: JOHNSON						
BLDG:6:1: LOT 12						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000053106	Roof Replacement	20,335	05/14/2025			
000050952	Electrical Servic	0	10/02/2024			
000047351	Electrical Servic	0	06/01/2023			
000045389	Roof Replacement	6,800	09/08/2022			
23216	M H	250	06/01/2005			
23158	M H	250	05/17/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/2414	10/31/2014	WD	Q	I	01	1,200,000
GRANTOR:DKLZ LLC						
GRANTEE: E L HOLDINGS LAKE C						
1018/1552	6/17/2004	WD	U	I	09	700,000
GRANTOR: ELLENBURG FAMILY LTD						
GRANTEE:DKLZ LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W48 S24 E18 S22 E10 UOP= S6 E12 N6 W12S E20 N46 S PTR=N10UOP= N12 W12 S12 E12S S10S.						

EXTRA FEATURES												4743 N US HIGHWAY 441 , 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
11	0259	MHP HOOKUP	0	0	0	0	20.00	UT	4,300.00	4,300.00	100	1999	1999	3	100	86,000	
12	0310	SEWER TRMT	0	0	0	0	2,000.00	UT	3.00	3.00	25	0	0	3	25	1,500	
13	0260	PAVEMENT-A	0	0	500	16	40,000.00	UT	1.10	1.10	25	0	0	3	25	11,000	
14	0169	FENCE/WOOD	0	0	0	0	750.00	UT	7.50	7.50	25	0	0	3	25	1,406	

LAND DESCRIPTION												TOTAL OB/XF						99,906						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BEG SE COR OF NE1/4 OF SW1/4, RU
N 256.27 FT, W 420 FT TO E R/W U
ALONG R/W 1062.90 FT TO S R/W OF

E L HOLDINGS LAKE CITY LLC
4743 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

05-3S-17-04847-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	BELOW AVG. 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
02	WINDOW 100		
04	AIR DUCTED 100		
3	MOBILE HME 0% - 0		
01	CONV 100		
03	03 100		
01	01 100		
03	03		
3611	CAMPGROUND/STORE		
5317.00	1.00/		
644	100	644	11,950
644		644	11,950

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	644	77.3100	46.39	29,875	1992	1992	0	0	60.00	40.00
3 MOBILE HME 0% - 0			Heated Area: 644			HX Base Yr					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>14</p> <p>46</p> <p>BAS</p> <p>14</p> <p>46</p> </div>											
TOTALS		644		644	11,950						

COLUMBIA COUNTY PROPERTY				PAGE 3 of 10	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				295,790		
TOTAL MARKET OB/XF VALUE				266,421		
TOTAL LAND VALUE - MARKET				182,188		
TOTAL MARKET VALUE				744,399		
SOH/AGL Deduction				29,699		
ASSESSED VALUE				714,700		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				714,700		
TOTAL JUST VALUE				744,399		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				727,836		
BLDG:5:1: LOT 10						
PRMT:5:1: CRAFT						
PRMT:4:1: LOT 7						
XFOB:3:1: CARRIAGE MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22148	M H	250	07/30/2004			
13731	M H	125	03/05/1998			
13398	M H	125	12/10/1997			
12682	M H	125	06/20/1997			
10884	M H	125	03/12/1996			
7055	M H	60	04/15/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/2414	10/31/2014	WD	Q	I	01	1,200,000
GRANTOR: DKLZ LLC						
GRANTEE: E L HOLDINGS LAKE C						
1018/1552	6/17/2004	WD	U	I	09	700,000
GRANTOR: ELLENBURG FAMILY LTD						
GRANTEE: DKLZ LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W46 S14 E46 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															
4743 N US HIGHWAY 441 , LAKE CITY																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>05/18/2026</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>																	BLD DATE		LGL DATE	05/18/2026	MLU	XF DATE		LAND DATE			INC DATE		AG DATE		
BLD DATE		LGL DATE	05/18/2026	MLU																											
XF DATE		LAND DATE																													
INC 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

BEG SE COR OF NE1/4 OF SW1/4, RU
N 256.27 FT, W 420 FT TO E R/W U
ALONG R/W 1062.90 FT TO S R/W OF

E L HOLDINGS LAKE CITY LLC
4743 N US HIGHWAY 441
LAKE CITY, FL 32055

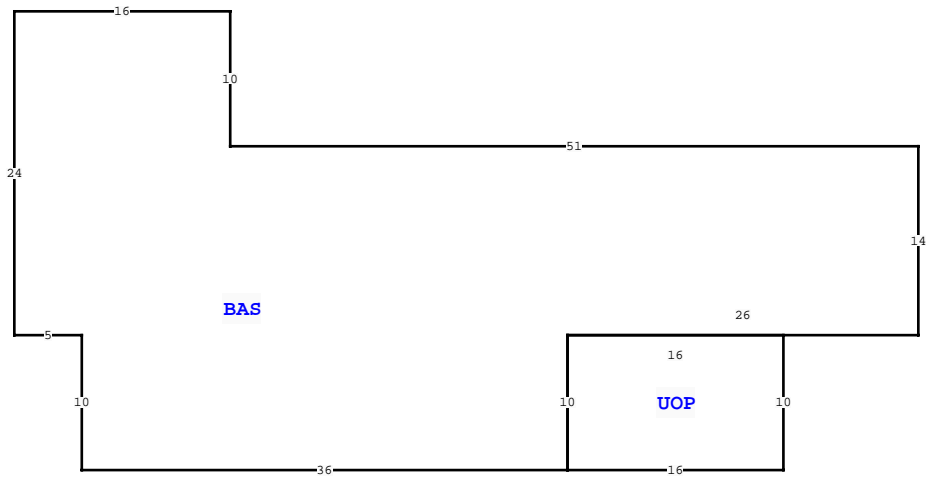
2026

05-3S-17-04847-000



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 Floor	14	CARPET	90		
Interior Floor	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	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	3611 CAMPGROUND/STORE				
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	5317.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	29,259
UOP	160	25		40	803
TOTALS	1,618			1,498	30,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,498	83.6100	50.17	75,155	1979	1979	0	0	60.00	40.00
17 MOBILE HME 0% - 0										Heated Area: 1458	HX Base Yr



COLUMBIA COUNTY PROPERTY				PAGE 5 of 10	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		295,790			
TOTAL MARKET OB/XF VALUE		266,421			
TOTAL LAND VALUE - MARKET		182,188			
TOTAL MARKET VALUE		744,399			
SOH/AGL Deduction		29,699			
ASSESSED VALUE		714,700			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		714,700			
TOTAL JUST VALUE		744,399			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		727,836			
BLDG:12:1: LOT 19					
BLDG:11:1: LOT 18					
XFOB:10:1: LOT 18					
BLDG:10:1: LOT 17					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/2414	10/31/2014	WD	Q	I	01	1,200,000
GRANTOR: DKLZ LLC						
GRANTEE: E L HOLDINGS LAKE C						
1018/1552	6/17/2004	WD	U	I	09	700,000
GRANTOR: ELLENBURG FAMILY LTD						
GRANTEE: DKLZ LLC						

EXTRA FEATURES															4743 N US HIGHWAY 441 , 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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W51 N10 W16 S24 E5 S10 E36 UOP= E16 N10 W16 S10\$ N10 E26 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

BEG SE COR OF NE1/4 OF SW1/4, RU
N 256.27 FT, W 420 FT TO E R/W U
ALONG R/W 1062.90 FT TO S R/W OF

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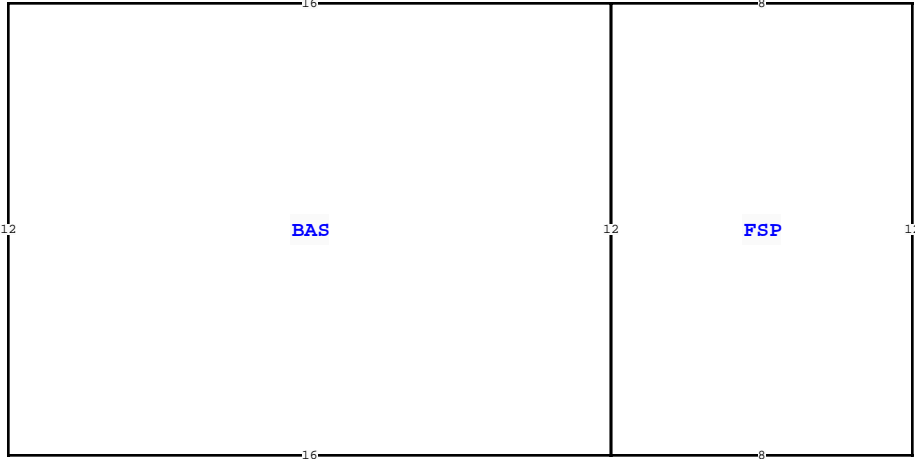
2026

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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	08	SHT VINYL	100		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		1	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	3611 CAMPGROUND/STORE				
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	5317.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	3,566
FSP	96	40		38	706
TOTALS	288			230	4,272

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	230	77.4000	46.44	10,681	1990	1990	0	0	60.00	40.00
22 MOBILE HME 0% - 0										Heated Area: 192	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 10 of 10	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			295,790
TOTAL MARKET OB/XF VALUE			266,421
TOTAL LAND VALUE - MARKET			182,188
TOTAL MARKET VALUE			744,399
SOH/AGL Deduction			29,699
ASSESSED VALUE			714,700
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,700
TOTAL JUST VALUE			744,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			727,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/2414	10/31/2014	WD	Q	I	01	1,200,000
GRANTOR: DKLZ LLC						
GRANTEE: E L HOLDINGS LAKE C						
1018/1552	6/17/2004	WD	U	I	09	700,000
GRANTOR: ELLENBURG FAMILY LTD						
GRANTEE: DKLZ 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= W16 S12 E16 FSP= E8 N12 W8 S12\$ 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