

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

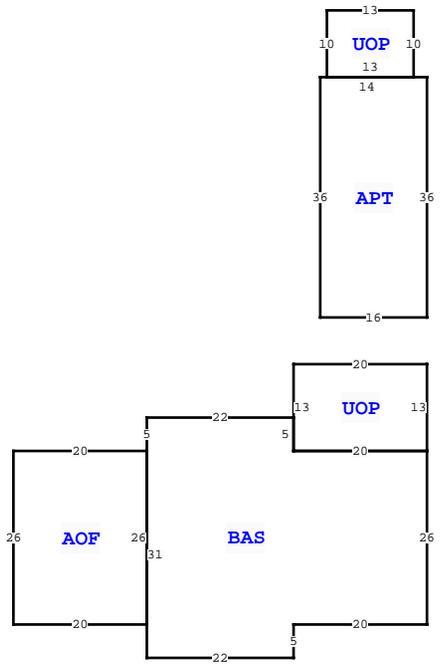
2026

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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	520	110		572	16,751
APT	576	100		576	16,868
BAS	1,312	100		1,312	38,422
UOP	130	20		26	762
UOP	260	20		52	1,523
TOTALS	2,798			2,538	74,326

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				PAGE 1 of 10	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				305,556		
TOTAL MARKET OB/XF VALUE				266,421		
TOTAL LAND VALUE - MARKET				165,625		
TOTAL MARKET VALUE				737,602		
SOH/AGL Deduction				22,902		
ASSESSED VALUE				714,700		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				714,700		
TOTAL JUST VALUE				737,602		
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 / 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						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0297	SHED CONCR	0	0	12	12	1.00	UT	0.00	0.00	100	1992	1992	3	100	500	
2	0297	SHED CONCR	0	0	12	12	1.00	UT	0.00	0.00	100	1992	1992	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	10	1.00	UT	0.00	0.00	100	1997	1997	3	100	750	
5	0270	POOL COMM	0	0	18	35	630.00	UT	35.00	35.00	80	1987	1987	3	80	17,640	
6	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	1,125	
7	9915	RV SITE	0	0	0	0	40.00	UT	3,000.00	3,000.00	100	1991	1991	3	100	120,000	
8	9905	CAMPSITE/N	0	0	0	0	12.00	UT	1,500.00	1,500.00	100	1991	1991	3	100	18,000	
9	0070	CARPORT UF	0	0	20	14	1.00	UT	0.00	0.00	100	1999	1999	3	100	250	
10	0294	SHED WOOD/	0	0	10	10	1.00	UT	0.00	0.00	100	1999	1999	3	100	750	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3600	C	RV PARKS/CAM	0		A-1	0.00	0.00	26.50	AC		1.00	1.00	1.25	5,000.00	6,250.00	165,625							



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	126,885	
UOP	72	20		14	980	
UOP	144	20		29	2,031	
TOTALS	2,028			1,855	129,895	

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	107.73	199,839	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	305,556					
TOTAL MARKET OB/XF VALUE	266,421					
TOTAL LAND VALUE - MARKET	165,625					
TOTAL MARKET VALUE	737,602					
SOH/AGL Deduction	22,902					
ASSESSED VALUE	714,700					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	714,700					
TOTAL JUST VALUE	737,602					
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 W12\$ E20 N46 \$ PTR=N10UOP= N12 W12 S12 E12\$ S10\$.						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0259	MHP HOOKUP	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	2,000.00	UT	3.00	3.00	25	0	0	3	25	1,500	
13	0260	PAVEMENT-A	0	0	16	40,000.00	UT	1.10	1.10	25	0	0	3	25	11,000	
14	0169	FENCE/WOOD	0	0	0	750.00	UT	7.50	7.50	25	0	0	3	25	1,406	

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
99,906																								

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	644	100	
TOTALS	644		12,548

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	48.71	31,369	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>												
4743 N US HIGHWAY 441				LAKE CITY								
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/10/2025 MLU

COLUMBIA COUNTY PROPERTY		PAGE 3 of 10	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			305,556
TOTAL MARKET OB/XF VALUE			266,421
TOTAL LAND VALUE - MARKET			165,625
TOTAL MARKET VALUE			737,602
SOH/AGL Deduction			22,902
ASSESSED VALUE			714,700
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,700
TOTAL JUST VALUE			737,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			727,836

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						

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 style="width: 15%;">BLD DATE</td> <td style="width: 15%;"></td> <td style="width: 15%;">LGL DATE</td> <td style="width: 15%;"></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/10/2025 MLU</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																	BLD DATE		LGL DATE		XF DATE		LAND DATE	04/10/2025 MLU	INC DATE		AG DATE	
BLD DATE		LGL DATE																										
XF DATE		LAND DATE	04/10/2025 MLU																									
INC DATE		AG DATE																										

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W46 S14 E46 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	

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

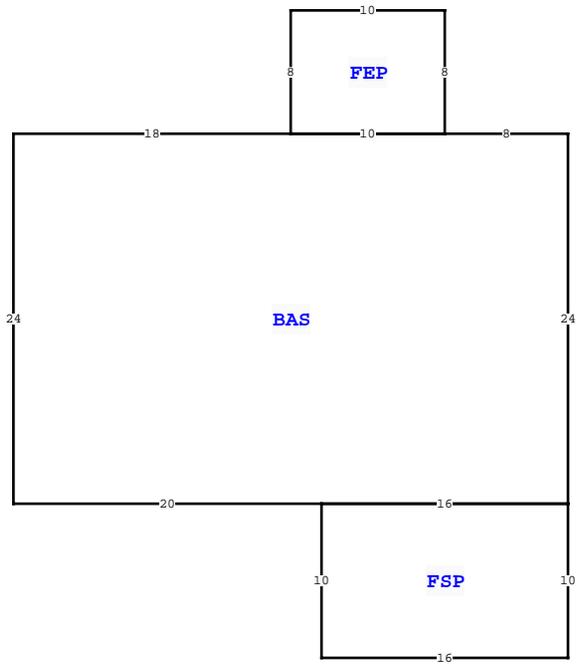
2026

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	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		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	864	100		864	17,812
FEP	80	85		68	1,402
FSP	160	40		64	1,320
TOTALS	1,104			996	20,534

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	996	81.8100	51.54	51,334	1988	1988	0	0	60.00	40.00
4 MOBILE HME 0% - 0 Heated Area: 864 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 10
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			305,556
TOTAL MARKET OB/XF VALUE			266,421
TOTAL LAND VALUE - MARKET			165,625
TOTAL MARKET VALUE			737,602
SOH/AGL Deduction			22,902
ASSESSED VALUE			714,700
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,700
TOTAL JUST VALUE			737,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			727,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDG:3:1:	SKYL MH		
PRMT:2:1:	WALTER FARMER MH ON LOT 10		
BLDG:15:1:	SKYL MH		
BLDG:13:1:	LOT 20		

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

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

BUILDING NOTES											
BLDG DATE 04/10/2025 MLU											

BUILDING DIMENSIONS											
BAS= W18 S24 E20 FSP= S10 E16 N10 W16\$ E16 N24 W8 FEP= N8 W10 S8 E10\$ W10\$.											

TOTAL OB/XF											
0											

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

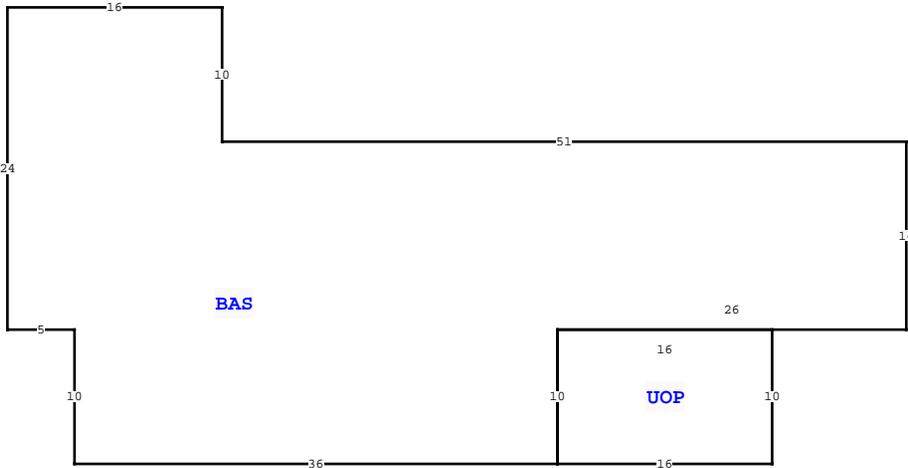
2026

05-3S-17-04847-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
03	03				
3611	CAMPGROUND/STORE				
03					
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	30,717
UOP	160	25		40	843
TOTALS	1,618			1,498	31,560

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	52.67	78,900	1979	1979	0	0	60.00	40.00
17 MOBILE HME 0% - 0 Heated Area: 1458 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 10
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			305,556
TOTAL MARKET OB/XF VALUE			266,421
TOTAL LAND VALUE - MARKET			165,625
TOTAL MARKET VALUE			737,602
SOH/AGL Deduction			22,902
ASSESSED VALUE			714,700
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,700
TOTAL JUST VALUE			737,602
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																
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																

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														
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
0																								









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

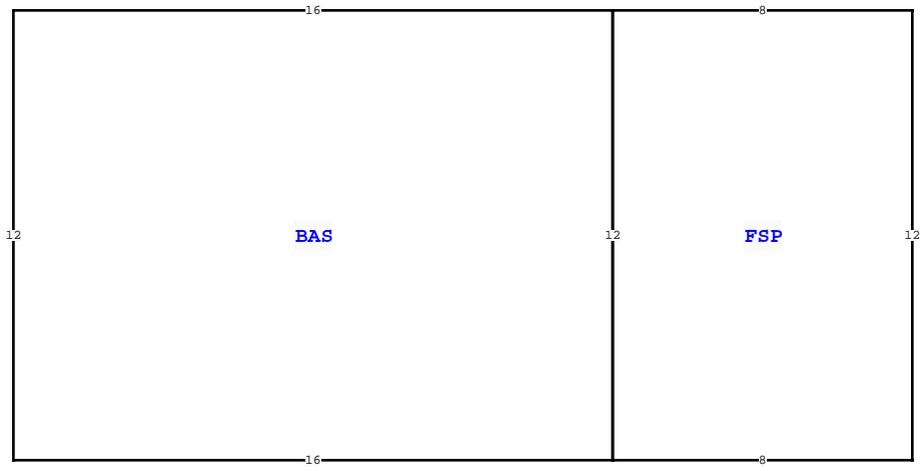
E L HOLDINGS LAKE CITY LLC  
4743 N US HIGHWAY 441  
LAKE CITY, FL 32055

**2026**

05-3S-17-04847-000  


ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	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
BAS	192	100	
FSP	96	40	
TOTALS	288		230

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	48.76	11,215	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			305,556
TOTAL MARKET OB/XF VALUE			266,421
TOTAL LAND VALUE - MARKET			165,625
TOTAL MARKET VALUE			737,602
SOH/AGL Deduction			22,902
ASSESSED VALUE			714,700
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,700
TOTAL JUST VALUE			737,602
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

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= W16 S12 E16 FSP= E8 N12 W8 S12\$ N12\$.