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

2027

05-3S-17-04847-000

BUILDING CHARACTERISTICS

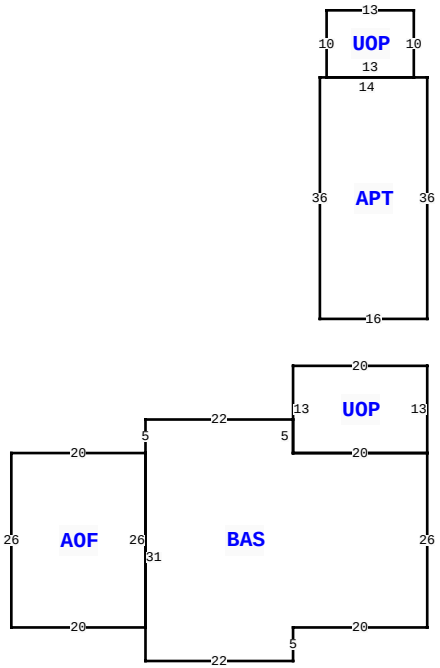
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		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	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
AOF	520	110		572	16,151
APT	576	100		576	16,264
BAS	1,312	100		1,312	37,045
UOP	130	20		26	734
UOP	260	20		52	1,468
TOTALS	2,798			2,538	71,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	04	2,538	104.5824	56.47	143,321	1971	1971	0	0	0	50.00	50.00

1 CLUB HOUSE 0% - 0 Heated Area: 2408 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
TOTAL MARKET OB/XF VALUE	266,421
TOTAL LAND VALUE - MARKET	182,188
TOTAL MARKET VALUE	742,121
SOH/AGL Deduction	0
ASSESSED VALUE	742,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

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$.

LAND DESCRIPTION

TOTAL OB/XF 166,515

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3600	C	RV PARKS/CAM	0		A-1	0.00	0.00	26.50	AC		1.00	1.00	1.25	5,500.00	6,875.00	182,188							

REVIEW DATE 03/25/2026 BY robin Total Acres: 26.50 Total Land Value: 182,188 Market: 0 Agricultural: 0 Common: 182,188 PRINTED 11/17/2026 BY SYS

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

2027

05-3S-17-04847-000

BUILDING CHARACTERISTICS

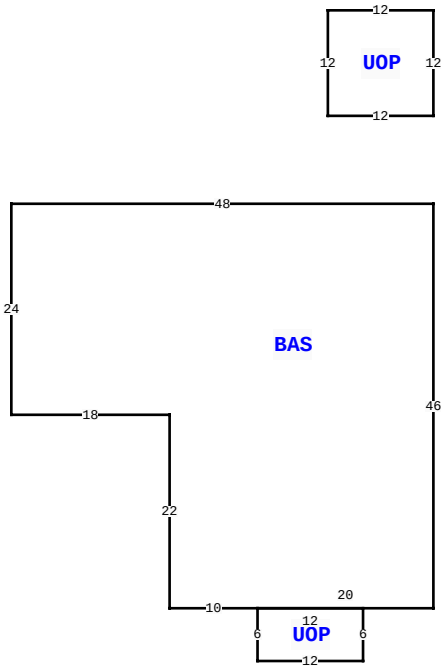
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,812	100		1,812	122,432
UOP	72	20		14	946
UOP	144	20		29	1,960
TOTALS	2,028			1,855	125,338

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	103.95	192,827	1976	1976	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1812 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
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	2500	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	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 10 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
TOTAL MARKET OB/XF VALUE	266,421
TOTAL LAND VALUE - MARKET	182,188
TOTAL MARKET VALUE	742,121
SOH/AGL Deduction	0
ASSESSED VALUE	742,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

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$.

LAND DESCRIPTION

TOTAL OB/XF 99,906

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY robin Total Acres: 26.50 Total Land Value: 182,188 Market: 0 Agricultural: 0 Common: 182,188 PRINTED 11/17/2026 BY SYS

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

2027

05-3S-17-04847-000

BUILDING CHARACTERISTICS

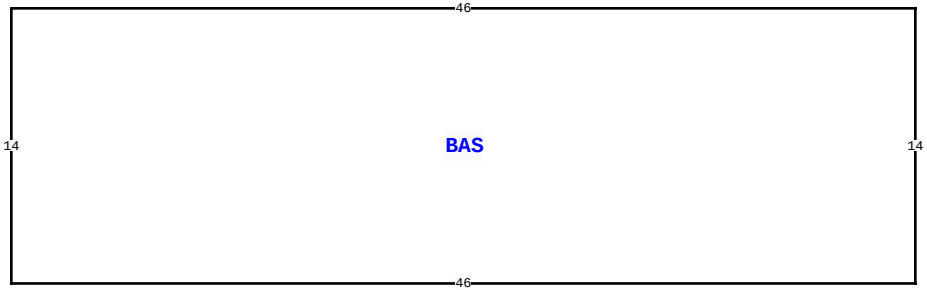
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	11,950
TOTALS	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	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

4743 N US HIGHWAY 441 , LAKE CITY

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
TOTAL MARKET OB/XF VALUE	266,421
TOTAL LAND VALUE - MARKET	182,188
TOTAL MARKET VALUE	742,121
SOH/AGL Deduction	0
ASSESSED VALUE	742,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY robin Total Acres: 26.50 Total Land Value: 182,188 Market: 0 Agricultural: 0 Common: 182,188 PRINTED 11/17/2026 BY SYS

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

2027

05-3S-17-04847-000

BUILDING CHARACTERISTICS

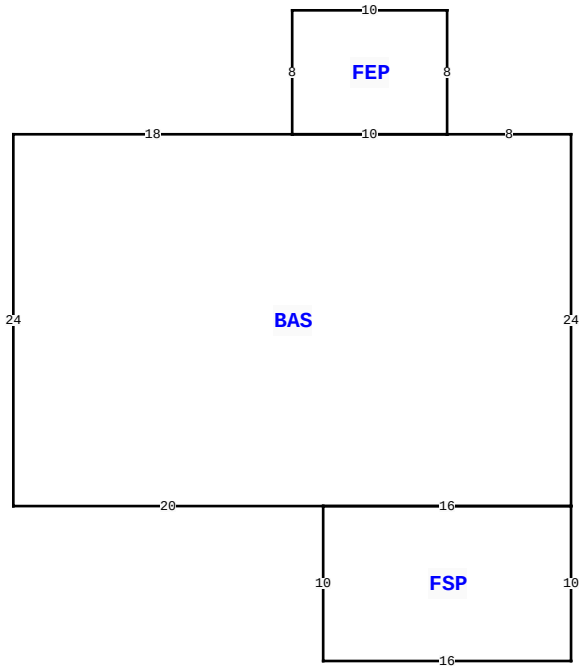
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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	16,966
FEP	80	85		68	1,335
FSP	160	40		64	1,257
TOTALS	1,104			996	19,558

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	49.09	48,894	1988	1988	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 864 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
TOTAL MARKET OB/XF VALUE	266,421
TOTAL LAND VALUE - MARKET	182,188
TOTAL MARKET VALUE	742,121
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ASSESSED VALUE	742,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

BLDG:3:1: SKYL MH

PRMT:2:1: WALTER FARMER MH ON LOT 10

BLDG:15:1: SKYL MH

BLDG:13:1: LOT 20

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY robin Total Acres: 26.50 Total Land Value: 182,188 Market: 0 Agricultural: 0 Common: 182,188 PRINTED 11/17/2026 BY SYS

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

2027

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BUILDING CHARACTERISTICS

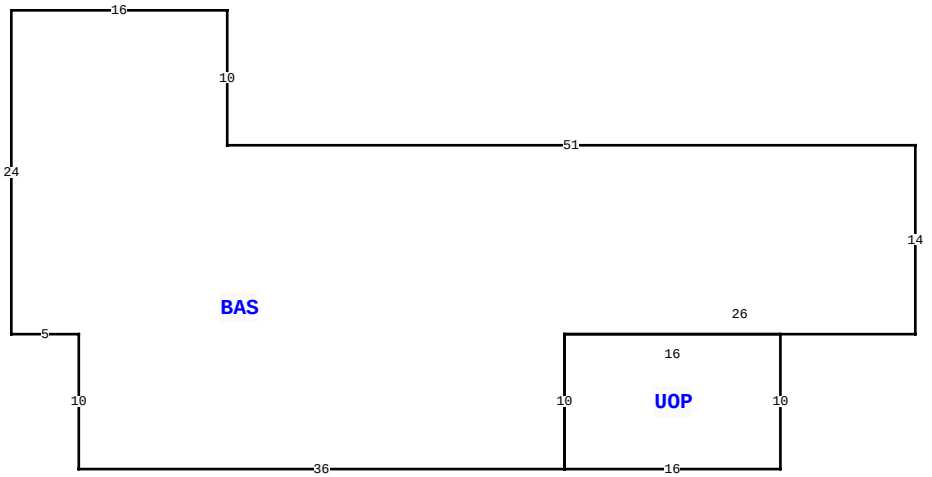
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
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Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
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Bathrooms		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	0	60.00	40.00

17 MOBILE HME 0% - 0 Heated Area: 1458 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 5 of 10 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
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TOTAL LAND VALUE - MARKET	182,188
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SOH/AGL Deduction	0
ASSESSED VALUE	742,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 N10 W16 S24 E5 S10 E36 UOP= E16 N10 W16 S10$ N10 E26 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY robin Total Acres: 26.50 Total Land Value: 182,188 Market: 0 Agricultural: 0 Common: 182,188 PRINTED 11/17/2026 BY SYS

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

2027

05-3S-17-04847-000

BUILDING CHARACTERISTICS

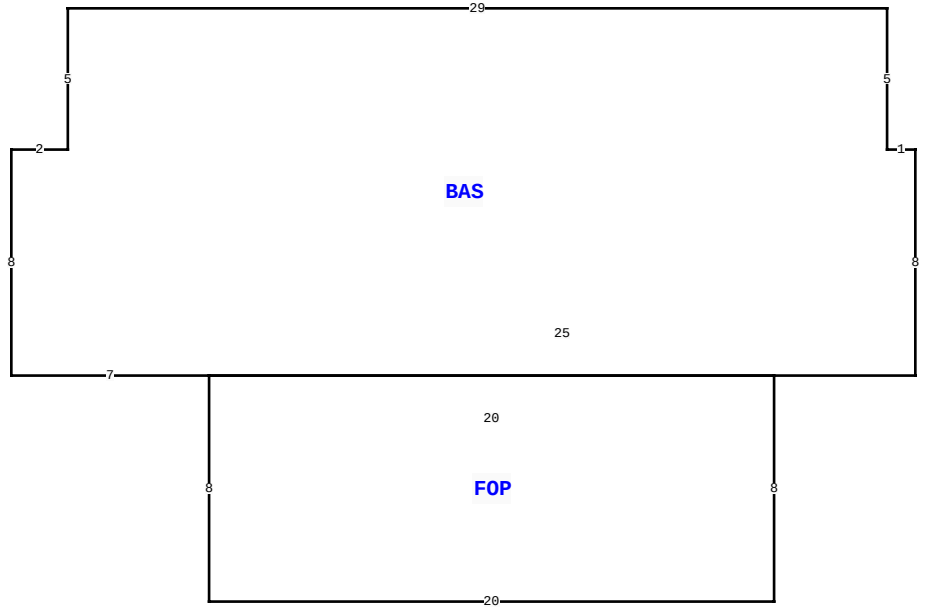
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 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	401	100		401	7,701
FOP	160	35		56	1,076
TOTALS	561			457	8,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	457	80.0100	48.01	21,941	1985	1985	0	0	0	60.00	40.00

18 MOBILE HME 0% - 0 Heated Area: 401 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 10 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
TOTAL MARKET OB/XF VALUE	266,421
TOTAL LAND VALUE - MARKET	182,188
TOTAL MARKET VALUE	742,121
SOH/AGL Deduction	0
ASSESSED VALUE	742,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S5 W2 S8 E7 FOP= S8 E20 N8 W20$ E25 N8 W1 N5$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY robin Total Acres: 26.50 Total Land Value: 182,188 Market: 0 Agricultural: 0 Common: 182,188 PRINTED 11/17/2026 BY SYS

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2027

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BUILDING CHARACTERISTICS

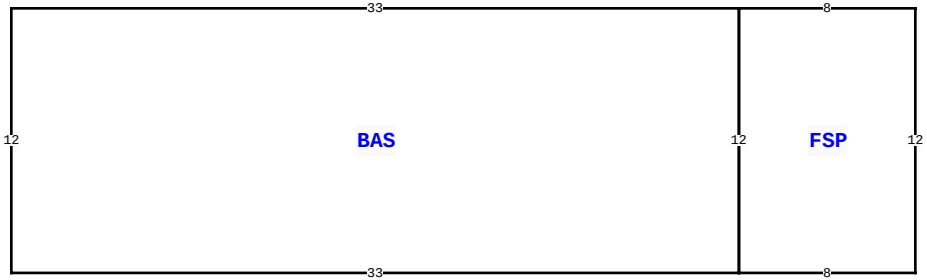
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	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	396	100		396	8,040
FSP	96	40		38	772
TOTALS	492			434	8,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	434	84.6000	50.76	22,030	1990	1990	0	0	0	60.00	40.00

19 MOBILE HME 0% - 0 Heated Area: 396 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 7 of 10 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
TOTAL MARKET OB/XF VALUE	266,421
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S12 E33 FSP= E8 N12 W8 S12$ N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY robin Total Acres: 26.50 Total Land Value: 182,188 Market: 0 Agricultural: 0 Common: 182,188 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

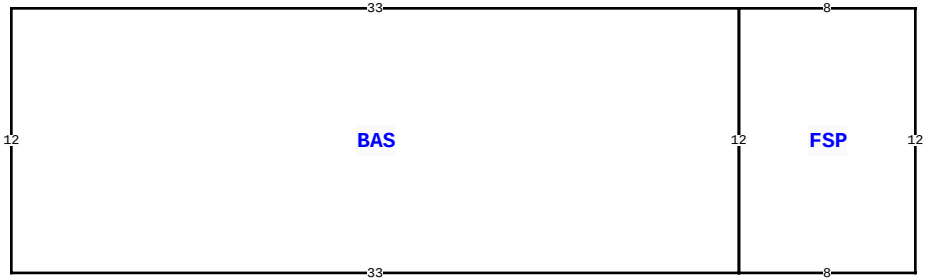
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	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	396	100		396	8,040
FSP	96	40		38	772
TOTALS	492			434	8,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	434	84.6000	50.76	22,030	1990	1990	0	0	0	60.00	40.00

20 MOBILE HME 0% - 0 Heated Area: 396 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
TOTAL MARKET OB/XF VALUE	266,421
TOTAL LAND VALUE - MARKET	182,188
TOTAL MARKET VALUE	742,121
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ASSESSED VALUE	742,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S12 E33 FSP= E8 N12 W8 S12$ N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY robin Total Acres: 26.50 Total Land Value: 182,188 Market: 0 Agricultural: 0 Common: 182,188 PRINTED 11/17/2026 BY SYS

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E L HOLDINGS LAKE CITY LLC
4743 N US HIGHWAY 441
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2027

05-3S-17-04847-000

BUILDING CHARACTERISTICS

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

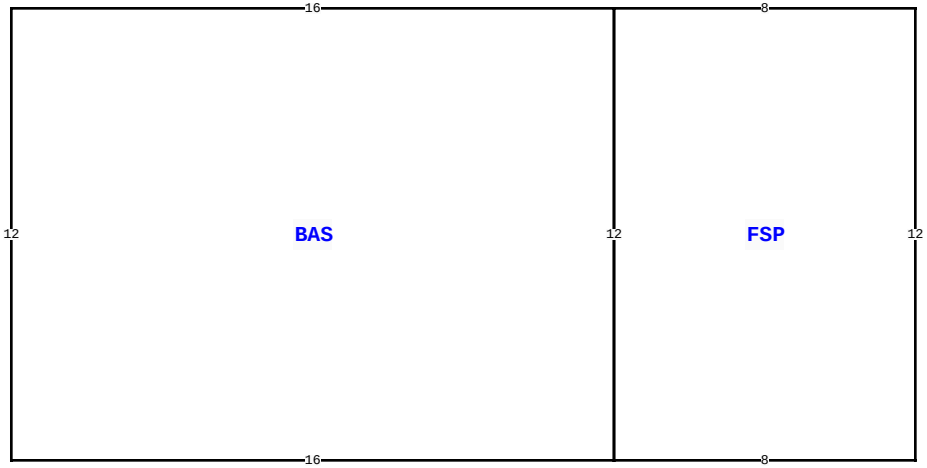
NEIGHBORHOOD/LOC 5317.00 1.00/

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	0	60.00	40.00

21 MOBILE HME 0% - 0 Heated Area: 192 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,512
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TOTAL MARKET VALUE	742,121
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ASSESSED VALUE	742,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,121
TOTAL JUST VALUE	742,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,399

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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BUILDING CHARACTERISTICS

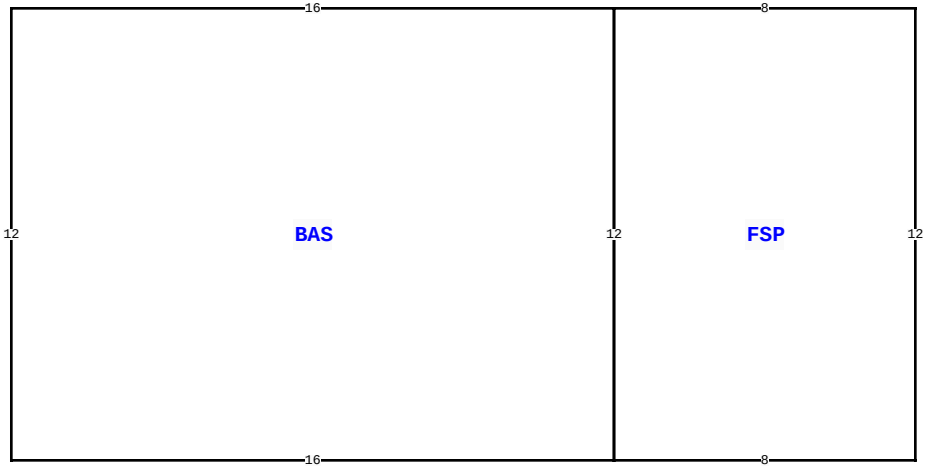
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Heating Type	02	CONVECTION 100
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Bathrooms		1 100
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Architectual	01	CONV 100
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Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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22 MOBILE HME 0% - 0 Heated Area: 192 HX Base Yr



4743 N US HIGHWAY 441 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 10 of 10 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:
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BUILDING NOTES

BUILDING DIMENSIONS

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

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TOTAL OB/XF 0

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