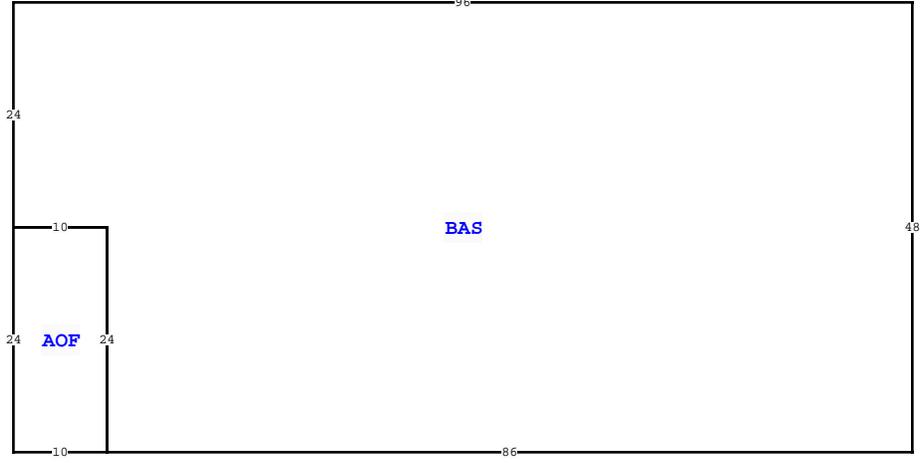




ELEMENT		CD		CONSTRUCTION	
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	09	WALL UNIT	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		1	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		0	100		
RMS		0	100		
Stories	1.	1.	100		
Units		7	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0300MULTI-FAM 10+				
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC	6417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	110		264	10,039
BAS	4,368	100		4,368	166,104
TOTALS	4,608			4,632	176,143

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/FAM ROW	0%	- 2023								
				Heated Area:	4608			HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 7	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,166,989		
TOTAL MARKET OB/XF VALUE	29,400		
TOTAL LAND VALUE - MARKET	337,154		
TOTAL MARKET VALUE	1,533,543		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,533,543		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,533,543		
TOTAL JUST VALUE	1,533,543		
NCON VALUE	11,100		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,505,875		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-034	REROOF		01/13/2025
			12/27/2023
000048143	Roof Replacement	11,911	09/15/2023
000047996	Roof Replacement	20,500	08/25/2023
000047671	Roof Replacement	20,500	07/14/2023
000047467	Roof Replacement	17,500	06/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2353	12/15/2022	WD	Q	I	05	7,310,000
GRANTOR: AMERWOOD HILLS APTS,						
GRANTEE: CS AMBERWOOD HILLS						
1426/1312	12/15/2020	WD	Q	I	05	4,300,000
GRANTOR: AMBERWOOD HILLS LLC						
GRANTEE: AMERWOOD HILLS APTS						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	16,300	
4	0258	PATIO	0	0	0	0	50.00	UT	200.00	200.00	100	2026	2025		100	10,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	500	
6	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	200	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	400	

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
1	0800	C	MULTI-FAM	0		*RMF	254.00	423.00	149,846.00	SF		1.00	1.00	1.00	2.25	2.25	337,154							

COMM SE COR OF SEC, RUN N 1349.8
W 377.39 FT TO E R/W MCFARLANE A
R/W 353.77 FT, E 491.49 FT, S 38

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

2026

06-4S-17-08063-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
Air Condition	09	WALL UNIT	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		6	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0300MULTI-FAM 10+		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,456	100	
TOTALS	3,456		134,009

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 M/FAM ROW		0%	- 2023								
				Heated Area:	3456	HX Base Yr					

BAS

COLUMBIA COUNTY PROPERTY		PAGE 2 of 7	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,166,989		
TOTAL MARKET OB/XF VALUE	29,400		
TOTAL LAND VALUE - MARKET	337,154		
TOTAL MARKET VALUE	1,533,543		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,533,543		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,533,543		
TOTAL JUST VALUE	1,533,543		
NCON VALUE	11,100		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,505,875		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047468	Roof Replacement	10,911	06/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2353	12/15/2022	WD	Q	I	05	7,310,000
GRANTOR: AMERWOOD HILLS APTS,						
GRANTEE: CS AMBERWOOD HILLS						
1426/1312	12/15/2020	WD	Q	I	05	4,300,000
GRANTOR: AMBERWOOD HILLS LLC						
GRANTEE: AMERWOOD HILLS APTS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W72 S48 E72 N48\$.														

EXTRA FEATURES												826 SW AMBERWOOD LOOP, 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

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

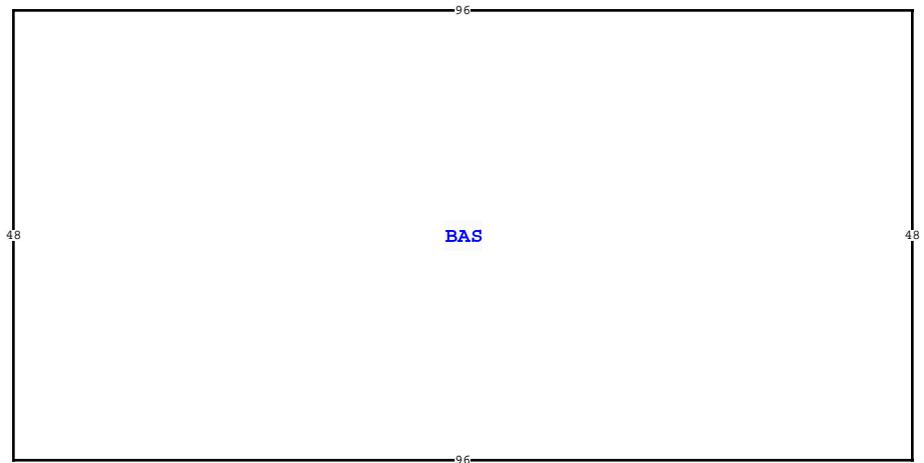
COMM SE COR OF SEC, RUN N 1349.8
W 377.39 FT TO E R/W MCFARLANE A
R/W 353.77 FT, E 491.49 FT, S 38

CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

2026

06-4S-17-08063-007


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 100				
09	WALL UNIT 100				
03	FORCED AIR 100				
	1 100				
	1 100				
02	WOOD FRAME 100				
	0 100				
	0 100				
1.	1. 100				
	8 100				
03	03 100				
01	01 100				
05	05				
0300	MULTI-FAM 10+				
	MAP AREA		06		
	NEIGHBORHOOD/LOC	6417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,608	100		4,608	175,231
TOTALS	4,608			4,608	175,231

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2500	03	4,608	98.9400	74.20	341,914	1986	1986	0	0	48.75	51.25												
5 M/FAM ROW 0% - 2023 Heated Area: 4608 HX Base Yr																							
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		

COLUMBIA COUNTY PROPERTY		PAGE 5 of 7	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,166,989		
TOTAL MARKET OB/XF VALUE	29,400		
TOTAL LAND VALUE - MARKET	337,154		
TOTAL MARKET VALUE	1,533,543		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,533,543		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,533,543		
TOTAL JUST VALUE	1,533,543		
NCON VALUE	11,100		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,505,875		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2353	12/15/2022	WD	Q	I	05	7,310,000
GRANTOR: AMERWOOD HILLS APTS,						
GRANTEE: CS AMBERWOOD HILLS						
1426/1312	12/15/2020	WD	Q	I	05	4,300,000
GRANTOR: AMBERWOOD HILLS LLC						
GRANTEE: AMERWOOD HILLS APTS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W96 S48 E96 N48\$.

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
826 SW AMBERWOOD LOOP, LAKE CITY																
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 OF SEC, RUN N 1349.8
W 377.39 FT TO E R/W MCFARLANE A
R/W 353.77 FT, E 491.49 FT, S 38

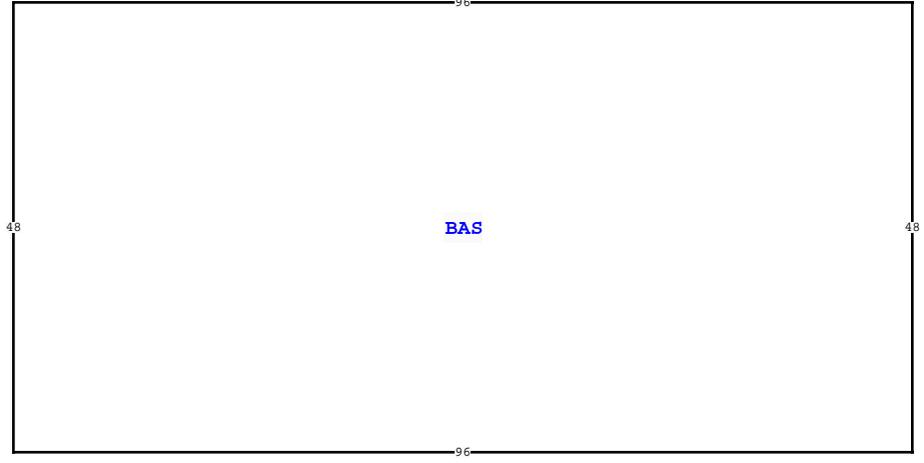
CS AMBERWOOD HILLS LLC
250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
NEW YORK, NY 10019

2026

06-4S-17-08063-007

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 100				
09	WALL UNIT 100				
03	FORCED AIR 100				
	1 100				
	1 100				
02	WOOD FRAME 100				
	0 100				
	0 100				
1.	1. 100				
	8 100				
03	03 100				
01	01 100				
05	05				
0300	MULTI-FAM 10+				
	MKT AREA	06			
6417.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,608	100		4,608	175,231
TOTALS	4,608			4,608	175,231

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2500	03	4,608	98.9400	74.20	341,914	1986	1986	0	0	48.75	51.25
7 M/FAM ROW 0% - 2023 Heated Area: 4608 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 7 of 7	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,166,989		
TOTAL MARKET OB/XF VALUE	29,400		
TOTAL LAND VALUE - MARKET	337,154		
TOTAL MARKET VALUE	1,533,543		
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TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,533,543		
TOTAL JUST VALUE	1,533,543		
NCON VALUE	11,100		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,505,875		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2353	12/15/2022	WD	Q	I	05	7,310,000
GRANTOR: AMERWOOD HILLS APTS,						
GRANTEE: CS AMBERWOOD HILLS						
1426/1312	12/15/2020	WD	Q	I	05	4,300,000
GRANTOR: AMBERWOOD HILLS LLC						
GRANTEE: AMERWOOD HILLS APTS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W96 S48 E96 N48\$.	

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
826 SW AMBERWOOD LOOP, LAKE CITY																
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