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

2027

06-4S-17-08063-007

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 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

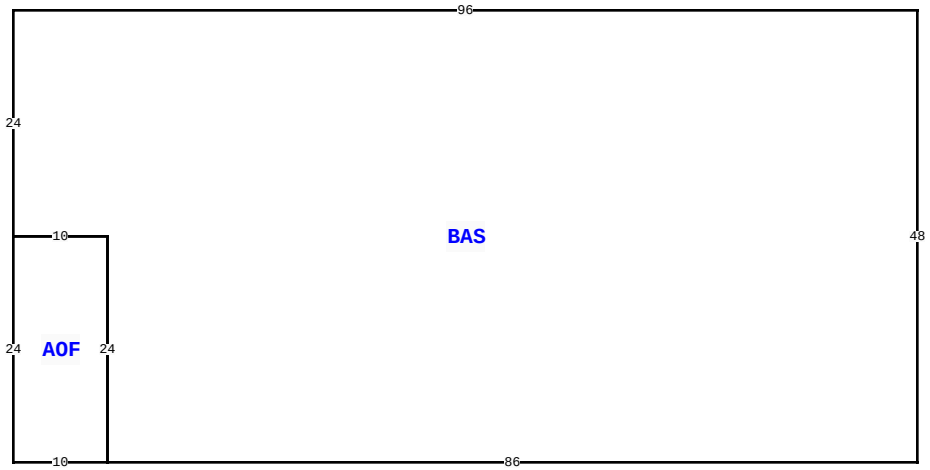
DOR CODE 0300 MULTI-FAM 10+
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	110		264	9,773
BAS	4,368	100		4,368	161,694
TOTALS	4,608			4,632	171,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	4,632	98.9400	72.23	334,569	1986	1986	0	0	0	48.75	51.25

1 M/FAM ROW 0% - 2023 Heated Area: 4608 HX Base Yr



826 SW AMBERWOOD LOOP, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 MLU
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	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	
3	0258	PATIO	0	0	0	0	50.00	UT	200.00	200.00	100	2026	2025		100	10,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	500	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	200	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,135,963
TOTAL MARKET OB/XF VALUE	29,400
TOTAL LAND VALUE - MARKET	374,615
TOTAL MARKET VALUE	1,539,978
SOH/AGL Deduction	0
ASSESSED VALUE	1,539,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,539,978
TOTAL JUST VALUE	1,539,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,539,978

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S24 AOF= S24 E10 N24 W10$ E10 S24 E86 N48$.

LAND DESCRIPTION

TOTAL OB/XF 29,400

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	0800	C	MULTI-FAM	0		*RMF-2	254.00	423.00	149,846.00	SF		1.00	1.00	1.00	2.50	2.50	374,615							

REVIEW DATE 04/06/2026 BY TP Total Acres: 3.44 Total Land Value: 374,615 Market: 0 Agricultural: 0 Common: 374,615 PRINTED 11/17/2026 BY SYS

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

2027

06-4S-17-08063-007

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 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

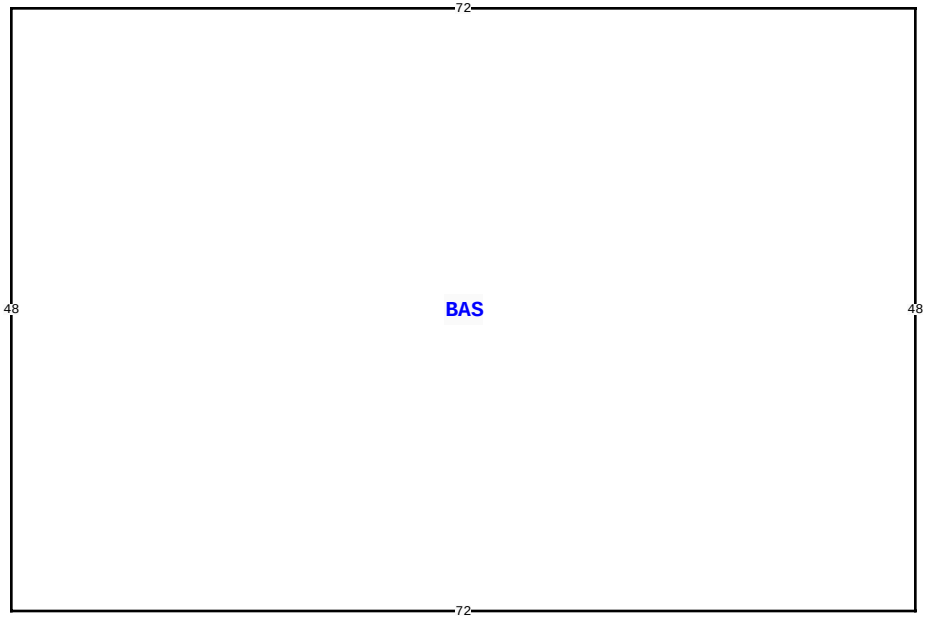
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,456	100		3,456	130,431
TOTALS	3,456			3,456	130,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	3,456	100.8800	73.64	254,500	1986	1986	0	0	0	48.75	51.25

2 M/FAM ROW 0% - 2023 Heated Area: 3456 HX Base Yr



826 SW AMBERWOOD LOOP, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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 2 of 7 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,135,963
TOTAL MARKET OB/XF VALUE	29,400
TOTAL LAND VALUE - MARKET	374,615
TOTAL MARKET VALUE	1,539,978
SOH/AGL Deduction	0
ASSESSED VALUE	1,539,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,539,978
TOTAL JUST VALUE	1,539,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,539,978

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S48 E72 N48$.

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 04/06/2026 BY TP Total Acres: 3.44 Total Land Value: 374,615 Market: 0 Agricultural: 0 Common: 374,615 PRINTED 11/17/2026 BY SYS

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

2027

06-4S-17-08063-007

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 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

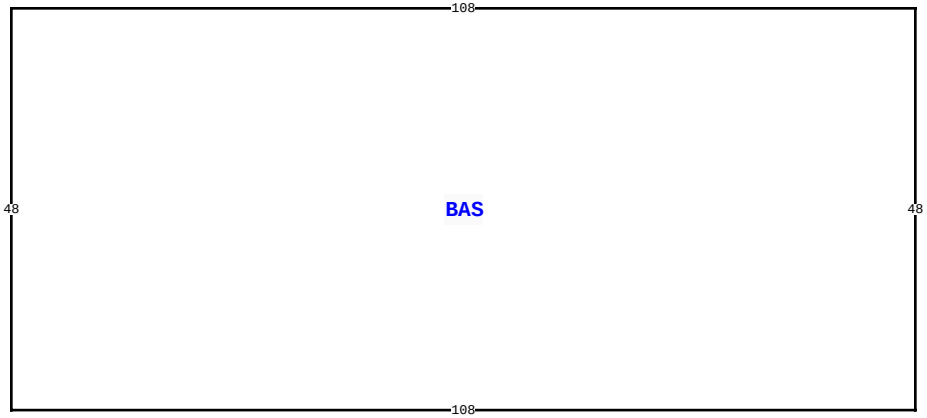
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,184	100		5,184	191,901
TOTALS	5,184			5,184	191,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	5,184	98.9400	72.23	374,440	1986	1986	0	0	0	48.75	51.25

3 M/FAM ROW 0% - 2023 Heated Area: 5184 HX Base Yr



826 SW AMBERWOOD LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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 3 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,135,963
TOTAL MARKET OB/XF VALUE	29,400
TOTAL LAND VALUE - MARKET	374,615
TOTAL MARKET VALUE	1,539,978
SOH/AGL Deduction	0
ASSESSED VALUE	1,539,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,539,978
TOTAL JUST VALUE	1,539,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,539,978

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= W108 S48 E108 N48$.

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 04/06/2026 BY TP Total Acres: 3.44 Total Land Value: 374,615 Market: 0 Agricultural: 0 Common: 374,615 PRINTED 11/17/2026 BY SYS

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

2027

06-4S-17-08063-007

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 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 0300 MULTI-FAM 10+

MAP NUM | MKT AREA 06

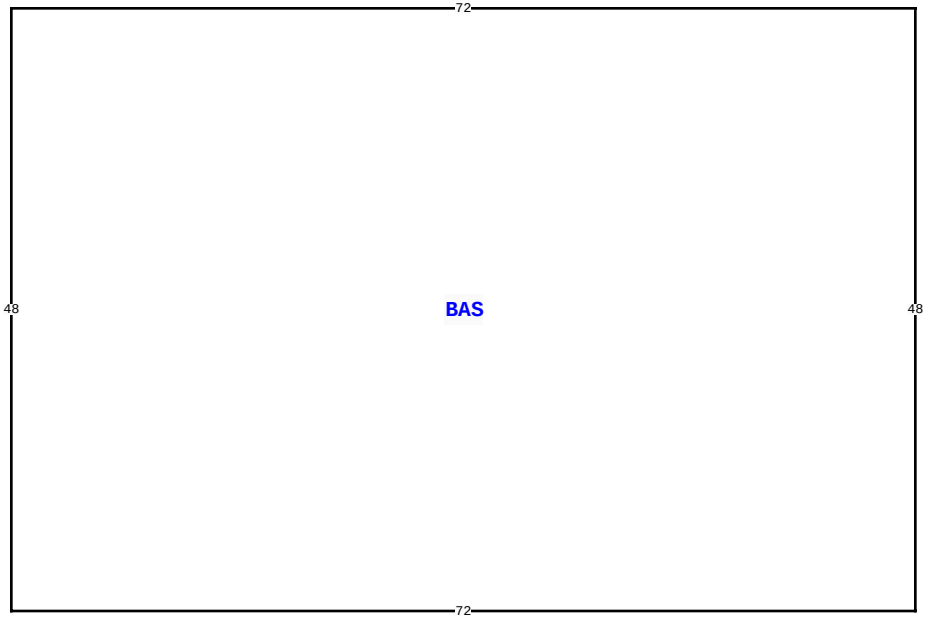
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,456	100		3,456	130,431
TOTALS	3,456			3,456	130,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	3,456	100.8800	73.64	254,500	1986	1986	0	0	0	48.75	51.25

4 M/FAM ROW 0% - 2023 Heated Area: 3456 HX Base Yr



826 SW AMBERWOOD LOOP, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 MLU
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 4 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,135,963
TOTAL MARKET OB/XF VALUE	29,400
TOTAL LAND VALUE - MARKET	374,615
TOTAL MARKET VALUE	1,539,978
SOH/AGL Deduction	0
ASSESSED VALUE	1,539,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,539,978
TOTAL JUST VALUE	1,539,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,539,978

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= W72 S48 E72 N48$.

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 04/06/2026 BY TP Total Acres: 3.44 Total Land Value: 374,615 Market: 0 Agricultural: 0 Common: 374,615 PRINTED 11/17/2026 BY SYS

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

2027

06-4S-17-08063-007

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 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		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0300 MULTI-FAM 10+

MAP NUM | MKT AREA 06

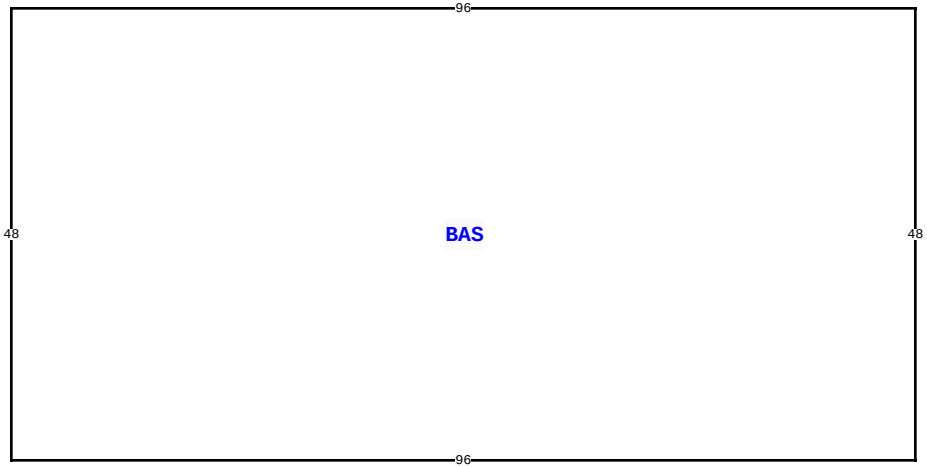
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,608	100		4,608	170,578
TOTALS	4,608			4,608	170,578

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	72.23	332,836	1986	1986	0	0	0	48.75	51.25

5 M/FAM ROW 0% - 2023 Heated Area: 4608 HX Base Yr



826 SW AMBERWOOD LOOP, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/12/2026 MLU

COLUMBIA COUNTY PROPERTY

PAGE 5 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,135,963
TOTAL MARKET OB/XF VALUE	29,400
TOTAL LAND VALUE - MARKET	374,615
TOTAL MARKET VALUE	1,539,978
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,539,978
TOTAL JUST VALUE	1,539,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,539,978

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

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 04/06/2026 BY TP Total Acres: 3.44 Total Land Value: 374,615 Market: 0 Agricultural: 0 Common: 374,615 PRINTED 11/17/2026 BY SYS

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

2027

06-4S-17-08063-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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Interior Floo	14	CARPET 100
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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		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

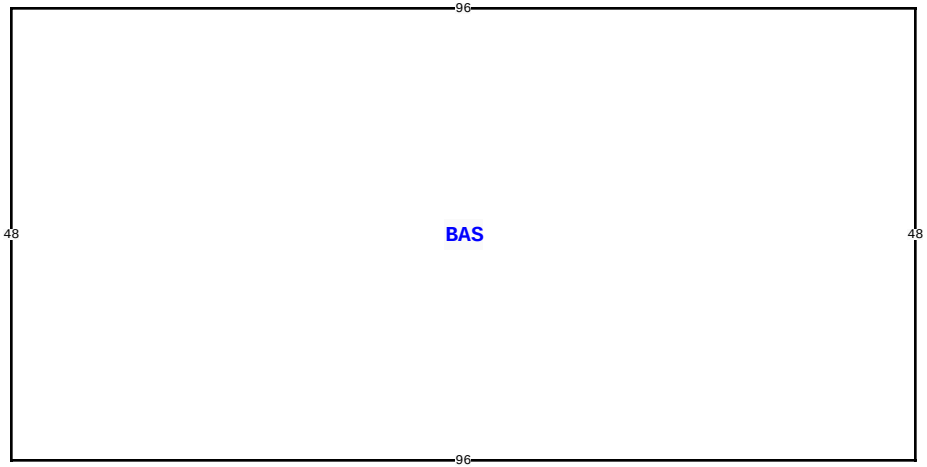
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,608	100		4,608	170,578
TOTALS	4,608			4,608	170,578

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	72.23	332,836	1986	1986	0	0	0	48.75	51.25

6 M/FAM ROW 0% - 2023 Heated Area: 4608 HX Base Yr



826 SW AMBERWOOD LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 6 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,135,963
TOTAL MARKET OB/XF VALUE	29,400
TOTAL LAND VALUE - MARKET	374,615
TOTAL MARKET VALUE	1,539,978
SOH/AGL Deduction	0
ASSESSED VALUE	1,539,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,539,978
TOTAL JUST VALUE	1,539,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,539,978

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

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 04/06/2026 BY TP Total Acres: 3.44 Total Land Value: 374,615 Market: 0 Agricultural: 0 Common: 374,615 PRINTED 11/17/2026 BY SYS

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

2027

06-4S-17-08063-007

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 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		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

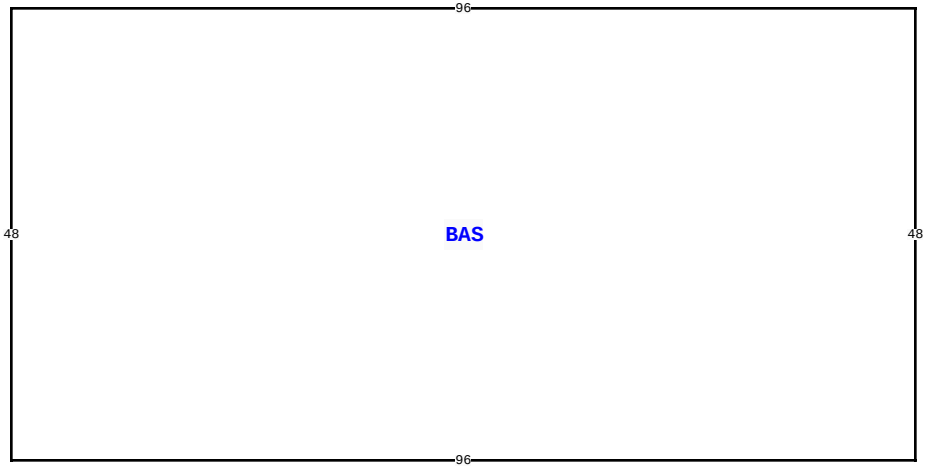
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,608	100		4,608	170,578
TOTALS	4,608			4,608	170,578

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	72.23	332,836	1986	1986	0	0	0	48.75	51.25

7 M/FAM ROW 0% - 2023 Heated Area: 4608 HX Base Yr



826 SW AMBERWOOD LOOP, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 7 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,135,963
TOTAL MARKET OB/XF VALUE	29,400
TOTAL LAND VALUE - MARKET	374,615
TOTAL MARKET VALUE	1,539,978
SOH/AGL Deduction	0
ASSESSED VALUE	1,539,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,539,978
TOTAL JUST VALUE	1,539,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,539,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: AMBERWOOD HILLS LLC						
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BUILDING DIMENSIONS

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LAND DESCRIPTION

TOTAL OB/XF 0

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REVIEW DATE 04/06/2026 BY TP Total Acres: 3.44 Total Land Value: 374,615 Market: 0 Agricultural: 0 Common: 374,615 PRINTED 11/17/2026 BY SYS