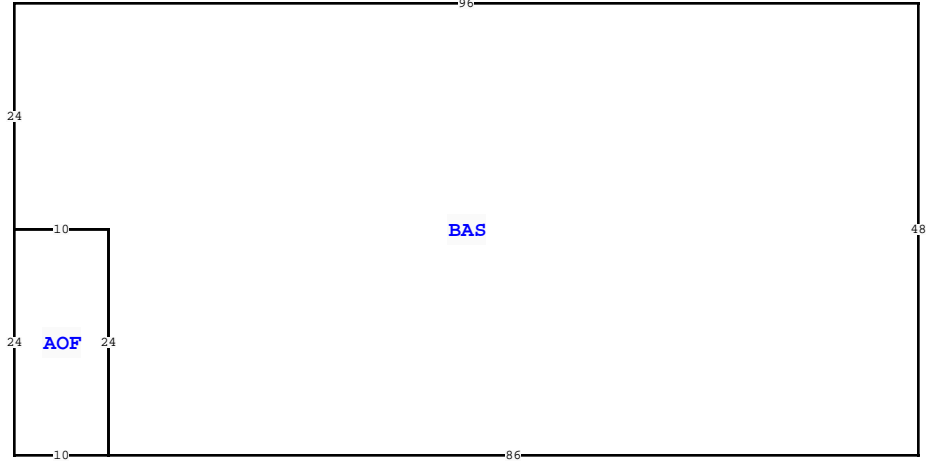




ELEMENT		CD		CONSTRUCTION	
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	09	WALL UNIT	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		1	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	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	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
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			1,135,963
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			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	

TOTAL OB/XF												29,400			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/12/2026			MLU									

BUILDING NOTES											

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

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	2.50	2.50	374,615							

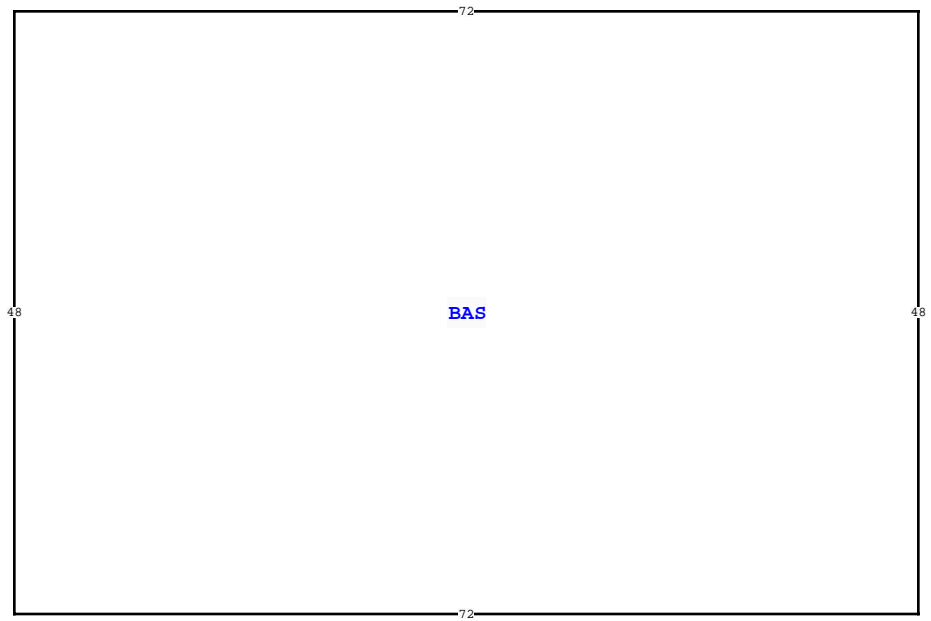
COMM SE COR OF SEC, RUN N 1349.8  
W 377.39 FT TO E R/W MCFARLANE A  
R/W 353.77 FT, E 491.49 FT, S 38

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	0300	MULTI-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		

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	73.64	254,500	1986	1986	0	0	48.75	51.25
			Heated Area: 3456			HX Base Yr					
											
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						

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			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						

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																							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S48 E72 N48\$.	

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

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	
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	0300MULTI-FAM 10+		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,184	100	
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	48.75												
3 M/FAM ROW 0% - 2023			Heated Area: 5184			HX Base Yr																	
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/12/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/12/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/12/2026																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 3 of 7	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	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	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						

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																						

BUILDING NOTES	
BAS= W108 S48 E108 N48\$.	

BUILDING DIMENSIONS	
BAS= W108 S48 E108 N48\$.	

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																								





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	
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	0300MULTI-FAM 10+		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,608	100	
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	48.75	51.25													
6 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>05/12/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/12/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				05/12/2026	MLU																			

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			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																											
TOTALS													4,608														

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

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 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					

COLUMBIA COUNTY PROPERTY				PAGE 7 of 7	1
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				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							

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

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS= W96 S48 E96 N48\$.							

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