COMM SE COR OF SEC, N 1739.39 FT
491.49 FT TO W R/W MCFARLANE AVE
R/W 364.83 FT, E 786.43 FT, S 24

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

2027

06-4S-17-08063-008

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

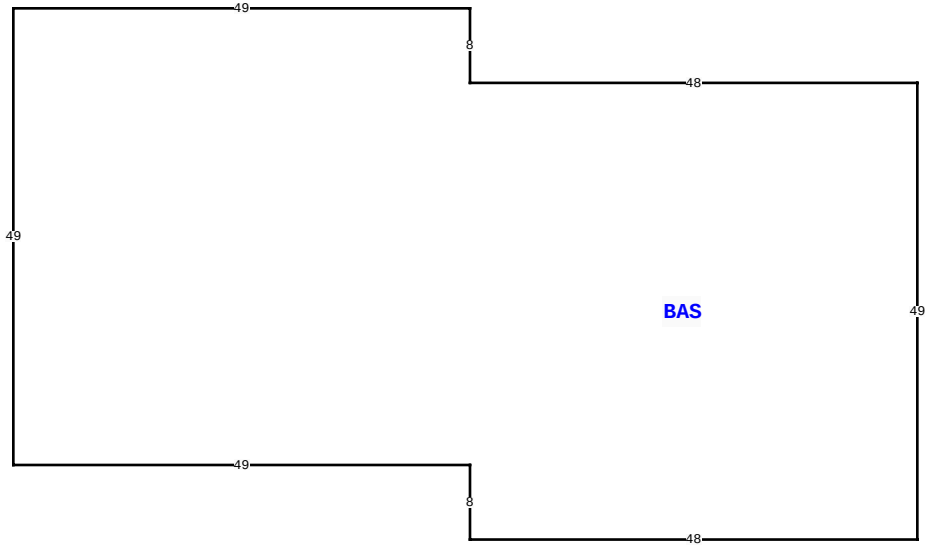
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,753	100		4,753	171,655
TOTALS	4,753			4,753	171,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	4,753	98.9400	72.23	343,309	1981	1981	0	0	0	50.00	50.00

1 M/FAM ROW 0% - 2023 Heated Area: 4753 HX Base Yr



686 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 1 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,151,500
TOTAL MARKET OB/XF VALUE	30,900
TOTAL LAND VALUE - MARKET	375,705
TOTAL MARKET VALUE	1,558,105
SOH/AGL Deduction	0
ASSESSED VALUE	1,558,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,558,105
TOTAL JUST VALUE	1,558,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,558,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044978	Roof Replacement	19,000	07/18/2022
636	MAINT/ALTR	85	03/17/2008
3269	REMODEL	75	05/24/2005

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= W48 N8 W49 S49 E49 S8 E48 N49$.

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	7,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	12,000	
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	1,000	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 30,900

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	165.00	461.00	150,282.00	SF		1.00	1.00	1.00	2.50	2.50	375,705							

REVIEW DATE 04/06/2026 BY TP Total Acres: 3.45 Total Land Value: 375,705 Market: 0 Agricultural: 0 Common: 375,705 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, N 1739.39 FT
491.49 FT TO W R/W MCFARLANE AVE
R/W 364.83 FT, E 786.43 FT, S 24

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

2027

06-4S-17-08063-008

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

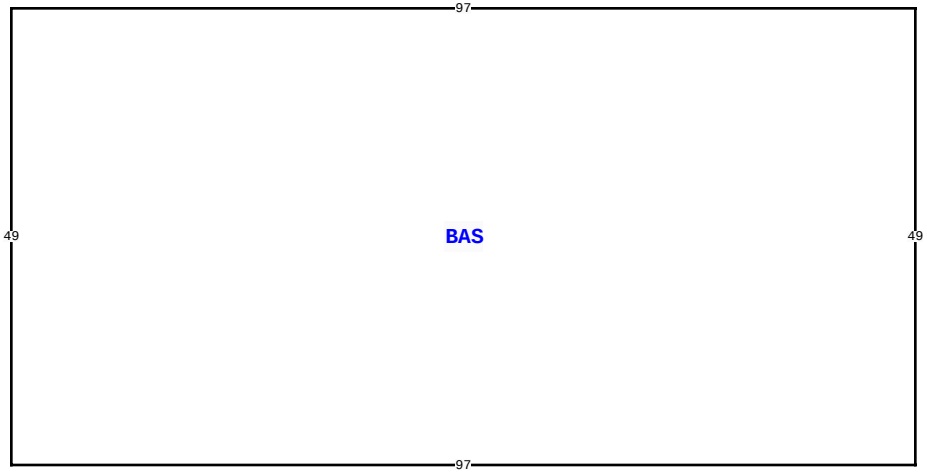
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,753	100		4,753	171,655
TOTALS	4,753			4,753	171,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	4,753	98.9400	72.23	343,309	1981	1981	0	0	0	50.00	50.00

2 M/FAM ROW 0% - 2023 Heated Area: 4753 HX Base Yr



686 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 2 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,151,500
TOTAL MARKET OB/XF VALUE	30,900
TOTAL LAND VALUE - MARKET	375,705
TOTAL MARKET VALUE	1,558,105
SOH/AGL Deduction	0
ASSESSED VALUE	1,558,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,558,105
TOTAL JUST VALUE	1,558,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,558,105

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= W97 S49 E97 N49$.

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: 3.45 Total Land Value: 375,705 Market: 0 Agricultural: 0 Common: 375,705 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, N 1739.39 FT
491.49 FT TO W R/W MCFARLANE AVE
R/W 364.83 FT, E 786.43 FT, S 24

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

2027

06-4S-17-08063-008

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		2 100
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

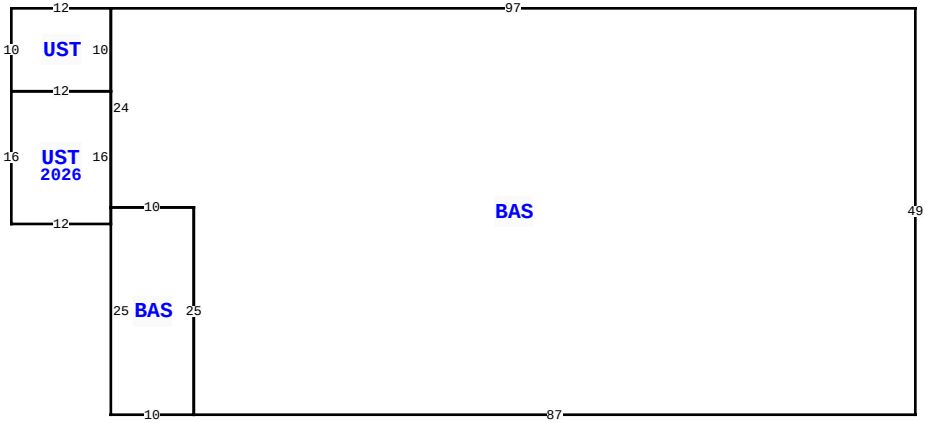
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	250	100		250	9,122
BAS	4,503	100		4,503	164,292
UST	120	45		54	1,970
UST	192	45	2026	86	3,138
TOTALS	5,065			4,893	178,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	4,893	99.9600	72.97	357,042	1981	1981	0	0	0	50.00	50.00

3 M/FAM ROW 0% - 2023 Heated Area: 4753 HX Base Yr



686 SW AMBERWOOD LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,151,500
TOTAL MARKET OB/XF VALUE	30,900
TOTAL LAND VALUE - MARKET	375,705
TOTAL MARKET VALUE	1,558,105
SOH/AGL Deduction	0
ASSESSED VALUE	1,558,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,558,105
TOTAL JUST VALUE	1,558,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,558,105

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=[ORIG=0,0] W97 S24 E10 S25 E87 N49 $
BAS=[ORIG=-97,24] S25 E10 N25 W10 $
UST=[YR=2026;ORIG=-97,10] S16 W12 N16 E12 $
UST=[ORIG=-97,0] W12 S10 E12 N10 $
.

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: 3.45 Total Land Value: 375,705 Market: 0 Agricultural: 0 Common: 375,705 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, N 1739.39 FT
491.49 FT TO W R/W MCFARLANE AVE
R/W 364.83 FT, E 786.43 FT, S 24

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

2027

06-4S-17-08063-008

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

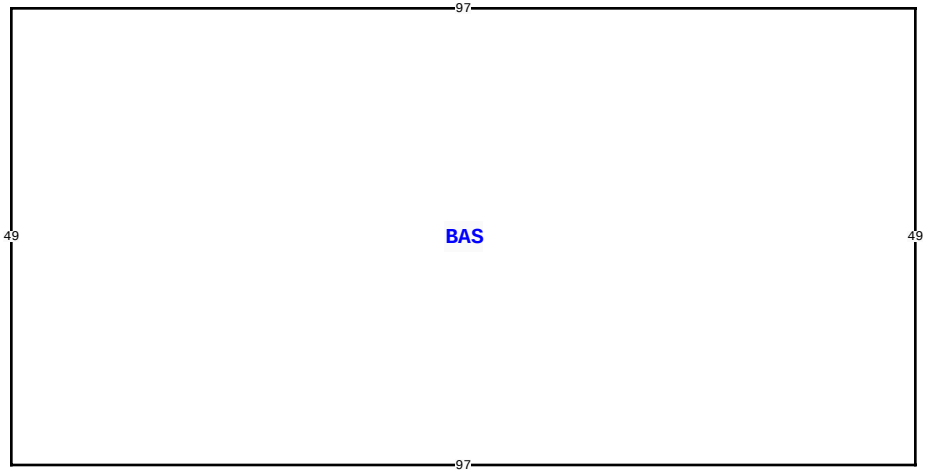
DOR CODE 0300 MULTI-FAM 10+
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,753	100		4,753	171,655
TOTALS	4,753			4,753	171,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	4,753	98.9400	72.23	343,309	1981	1981	0	0	0	50.00	50.00

4 M/FAM ROW 0% - 2023 Heated Area: 4753 HX Base Yr



686 SW AMBERWOOD LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,151,500
TOTAL MARKET OB/XF VALUE	30,900
TOTAL LAND VALUE - MARKET	375,705
TOTAL MARKET VALUE	1,558,105
SOH/AGL Deduction	0
ASSESSED VALUE	1,558,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,558,105
TOTAL JUST VALUE	1,558,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,558,105

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= W97 S49 E97 N49$.

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: 3.45 Total Land Value: 375,705 Market: 0 Agricultural: 0 Common: 375,705 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, N 1739.39 FT
491.49 FT TO W R/W MCFARLANE AVE
R/W 364.83 FT, E 786.43 FT, S 24

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

2027

06-4S-17-08063-008

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		2 100
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

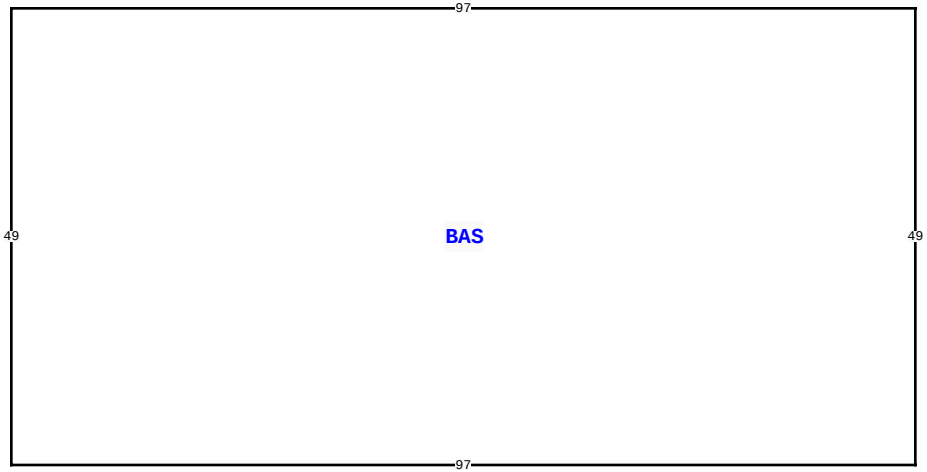
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,753	100		4,753	173,413
TOTALS	4,753			4,753	173,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	4,753	99.9600	72.97	346,826	1981	1981	0	0	0	50.00	50.00

5 M/FAM ROW 0% - 2023 Heated Area: 4753 HX Base Yr



686 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 5 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,151,500
TOTAL MARKET OB/XF VALUE	30,900
TOTAL LAND VALUE - MARKET	375,705
TOTAL MARKET VALUE	1,558,105
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ASSESSED VALUE	1,558,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,558,105
TOTAL JUST VALUE	1,558,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,558,105

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= W97 S49 E97 N49$.

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: 3.45 Total Land Value: 375,705 Market: 0 Agricultural: 0 Common: 375,705 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, N 1739.39 FT
491.49 FT TO W R/W MCFARLANE AVE
R/W 364.83 FT, E 786.43 FT, S 24

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

2027

06-4S-17-08063-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
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Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

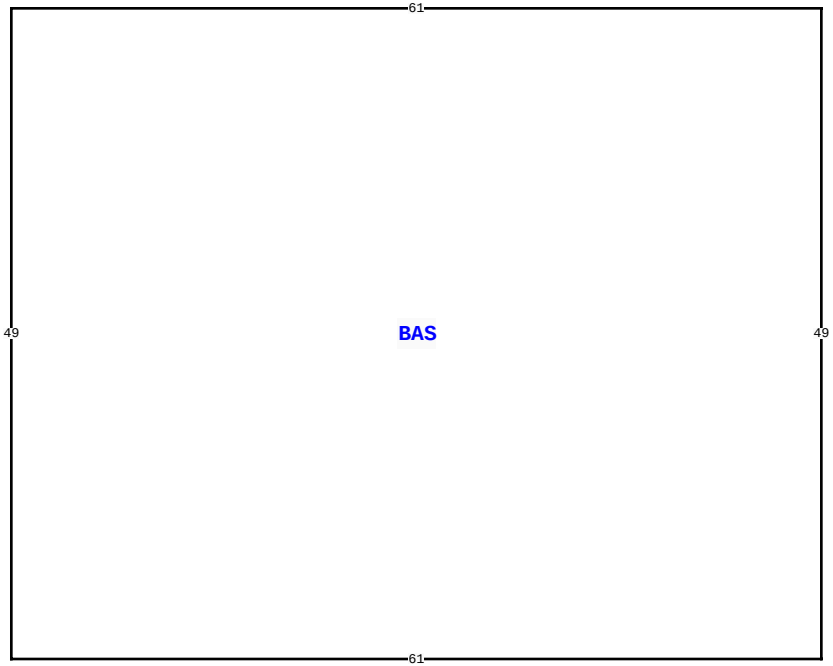
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,989	100		2,989	111,191
TOTALS	2,989			2,989	111,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	2,989	101.9200	74.40	222,382	1981	1981	0	0	0	50.00	50.00

6 M/FAM ROW 0% - 2023 Heated Area: 2989 HX Base Yr



686 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 6 of 7 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,151,500
TOTAL MARKET OB/XF VALUE	30,900
TOTAL LAND VALUE - MARKET	375,705
TOTAL MARKET VALUE	1,558,105
SOH/AGL Deduction	0
ASSESSED VALUE	1,558,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,558,105
TOTAL JUST VALUE	1,558,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,558,105

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= W61 S49 E61 N49$.

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: 3.45 Total Land Value: 375,705 Market: 0 Agricultural: 0 Common: 375,705 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, N 1739.39 FT
491.49 FT TO W R/W MCFARLANE AVE
R/W 364.83 FT, E 786.43 FT, S 24

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

2027

06-4S-17-08063-008

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		2 100
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

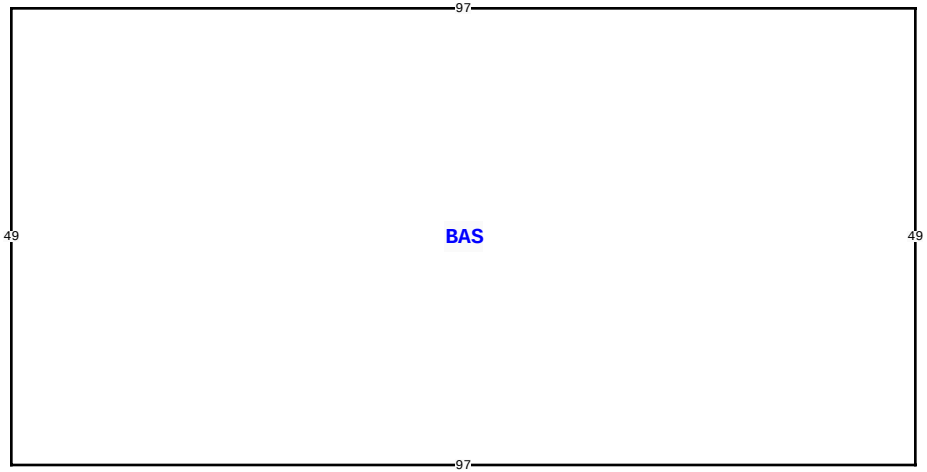
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,753	100		4,753	173,413
TOTALS	4,753			4,753	173,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	4,753	99.9600	72.97	346,826	1981	1981	0	0	0	50.00	50.00

7 M/FAM ROW 0% - 2023 Heated Area: 4753 HX Base Yr



686 SW AMBERWOOD LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,151,500
TOTAL MARKET OB/XF VALUE	30,900
TOTAL LAND VALUE - MARKET	375,705
TOTAL MARKET VALUE	1,558,105
SOH/AGL Deduction	0
ASSESSED VALUE	1,558,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,558,105
TOTAL JUST VALUE	1,558,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,558,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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= W97 S49 E97 N49$.

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: 3.45 Total Land Value: 375,705 Market: 0 Agricultural: 0 Common: 375,705 PRINTED 11/17/2026 BY SYS