

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

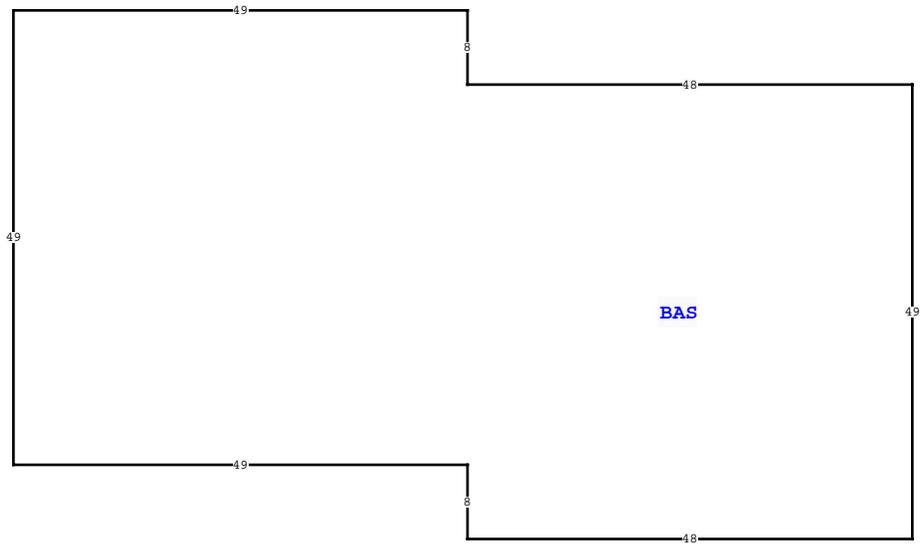
CS AMBERWOOD HILLS LLC
 250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL
 NEW YORK, NY 10019

2026

06-4S-17-08063-008

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	4,753	100		4,753	176,337
TOTALS	4,753			4,753	176,337

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	74.20	352,673	1981	1981	0	0	50.00	50.00
1 M/FAM ROW 0% - 2023 Heated Area: 4753 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 7	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,182,994		
TOTAL MARKET OB/XF VALUE	30,900		
TOTAL LAND VALUE - MARKET	338,134		
TOTAL MARKET VALUE	1,552,028		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,552,028		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,552,028		
TOTAL JUST VALUE	1,552,028		
NCON VALUE	11,400		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,491,949		

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						

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	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	

TOTAL OB/XF												30,900					
686 SW AMBERWOOD LOOP, LAKE CITY																	
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 N8 W49 S49 E49 S8 E48 N49\$.											

LAND DESCRIPTION												TOTAL OB/XF												30,900					
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	265.00	461.00	150,282.00	SF		1.00	1.00	1.00	2.25	2.25	338,134												

