

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

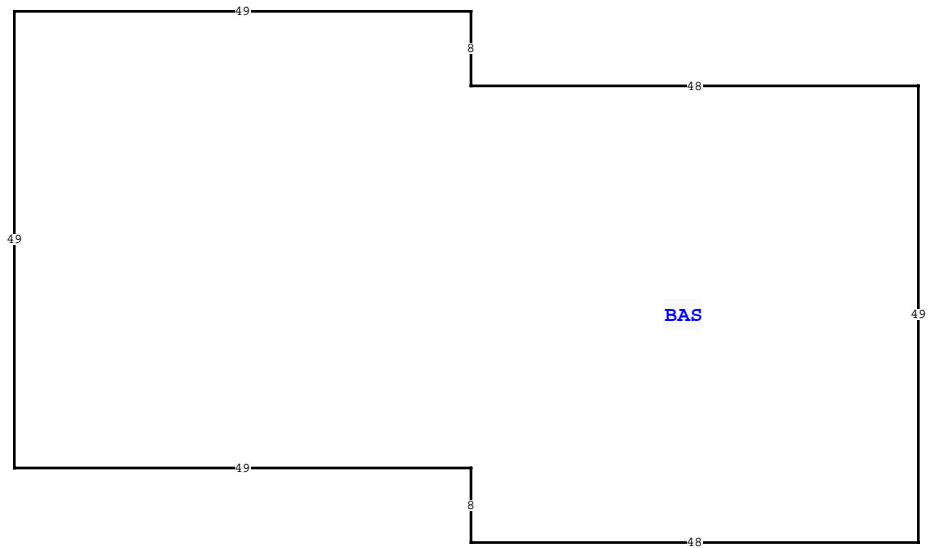
CS AMBERWOOD HILLS LLC  
 250 WEST 54TH ST STE 603, C/O CRESCENT SKY CAPITAL  
 NEW YORK, NY 10019

**2026**

06-4S-17-08063-008

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 Floor	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
BAS	4,753	100	
TOTALS	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
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	1,151,500		
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	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	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	7,500
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	12,000
3	0258	PATIO	0	0	0	0	50.00	UT	200.00	200.00	10,000
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	1,000
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	400

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
1	0800	C	MULTI-FAM	0		*RMF	265.00	461.00	150,282.00	SF	1.00

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

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

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	% 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	2.50	2.50	375,705							



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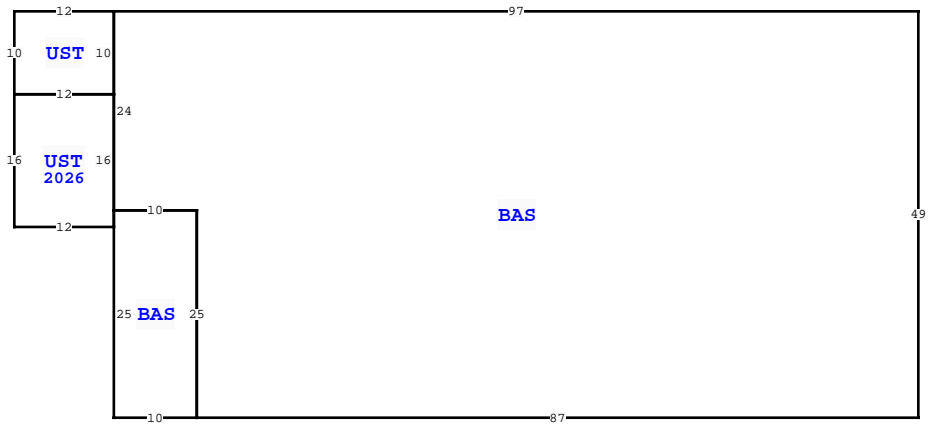
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Interior Floo	14	CARPET	100		
Air Condition	09	WALL UNIT	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		0	100		
RMS		0	100		
Stories	1.	1.	100		
Units		8	100		
Condition Adj	03	03	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
3 M/FAM ROW		0%	- 2023								
Heated Area: 4753					HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 3 of 7	1
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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	
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GRANTEE: CS AMBERWOOD HILLS						
1426/1312	12/15/2020	WD	Q	I	05	4,300,000
GRANTOR: AMBERWOOD HILLS LLC						
GRANTEE: AMERWOOD HILLS APTS						

686 SW AMBERWOOD LOOP, LAKE CITY

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

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

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 \$									

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







