

BET AT INTERS N'RLY R/W LINE OF  
W LINE SEC, RUN N 475.43 FT TO S  
NW1/4, CONT N 349.81 FT, E 1374.

LAKE CITY RV RESORT LLC  
P O BOX 4008  
TALLAHASSEE, FL 32315

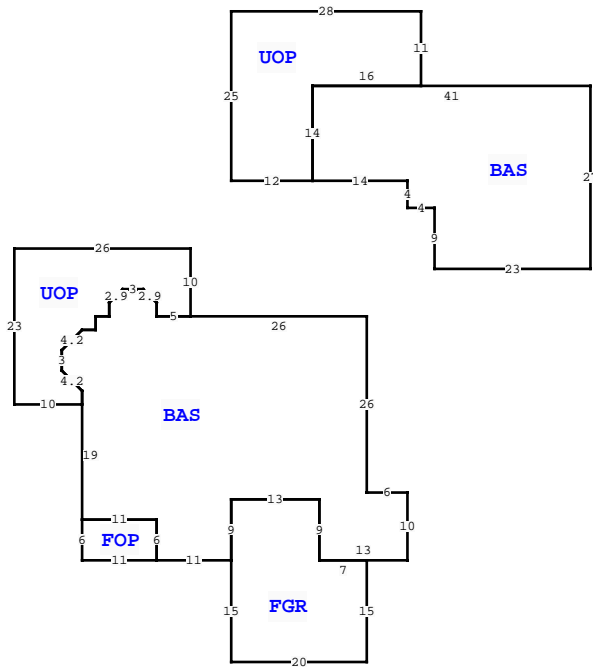
2026

08-3S-17-04905-000



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	05	AVERAGE	100	0100	01
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	3601RV PARK/SFR				
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	8317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	889	100		889	78,030
BAS	1,427	100		1,427	125,252
FGR	417	55		229	20,100
FOP	66	30		20	1,756
UOP	352	20		70	6,144
UOP	476	20		95	8,338
TOTALS	3,627			2,730	239,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0								
Heated Area: 2316						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 5	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			382,899
TOTAL MARKET OB/XF VALUE			235,293
TOTAL LAND VALUE - MARKET			427,178
TOTAL MARKET VALUE			1,045,370
SOH/AGL Deduction			0
ASSESSED VALUE			1,045,370
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,045,370
TOTAL JUST VALUE			1,045,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,021,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045245	Roof Replacement	13,000	08/22/2022
16-1046	COMMERCIAL	0	10/28/2016
17064	COMMERCIAL	205	06/08/2000
17065	SFR	370	06/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0078	7/31/2015	WD Q	Q	I	01	1,000,000
GRANTOR: JAMES T & CHERRI L CR						
GRANTEE: LAKE CITY RV RESORT						
1028/0560	10/06/2004	WD Q	Q	I		941,800
GRANTOR: KOSCHNICK						
GRANTEE: CRAMER						

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	708.00	UT	2.00	2.00	100	2001	2001	3	100	1,416	
2	0166	CONC, PAVMT	0	0	0	0	96.00	UT	2.00	2.00	100	2001	2001	3	100	192	
3	0040	BARN, POLE	0	0	24	24	576.00	UT	2.70	2.70	100	2001	2001	3	100	1,555	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0040	BARN, POLE	0	0	0	0	100.00	UT	2.50	2.50	100	2001	2001	3	100	250	
6	0040	BARN, POLE	0	0	0	0	256.00	UT	2.50	2.50	100	2001	2001	3	100	640	
7	0294	SHED WOOD/	0	0	0	0	96.00	UT	7.50	7.50	100	2001	2001	3	100	720	
8	0294	SHED WOOD/	0	0	0	0	60.00	UT	7.50	7.50	100	2001	2001	3	100	450	
9	9915	RV SITE	0	0	0	0	63.00	UT	3,000.00	3,000.00	100	2001	2001	3	100	189,000	
10	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	

TOTAL OB/XF											
195,873											

LAND DESCRIPTION																								
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
1	0220	C	RV PARK	0			0.00	0.00	20.40	AC		1.00	0.75	0.75	20,000.00	15,000.00	306,000							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	0.75	0.75	20,000.00	15,000.00	15,000							
3	1000	C	VACANT COMME	0			0.00	0.00	43,560.00	SF		1.00	0.75	0.75	3.25	2.44	106,178							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W26 UOP= N10 W26 S23 E10 N2 U3 L3 N3 R3 U3 E2 N2 E2 N2 R2 U2 E3 D2 R2 S2 E5 \$ W5 N2 L2 U2 W3 D2 L2 S2 W2 S2 W2 D3 L3 S3 R3 D3 S19 FOP= S6 E11 N6 W11\$ E11 S6 E11 FGR= S15 E20 N15 W7 N9 W13 S9\$ N9 E13 S9 E13 N10 W6 N26\$ PTR=W20 N20 UOP= E12 BAS= E14 S4 E4 S9 E23 N27 W41 S14\$ N14 E16 N11 W28 S25\$ S20 E20\$.											



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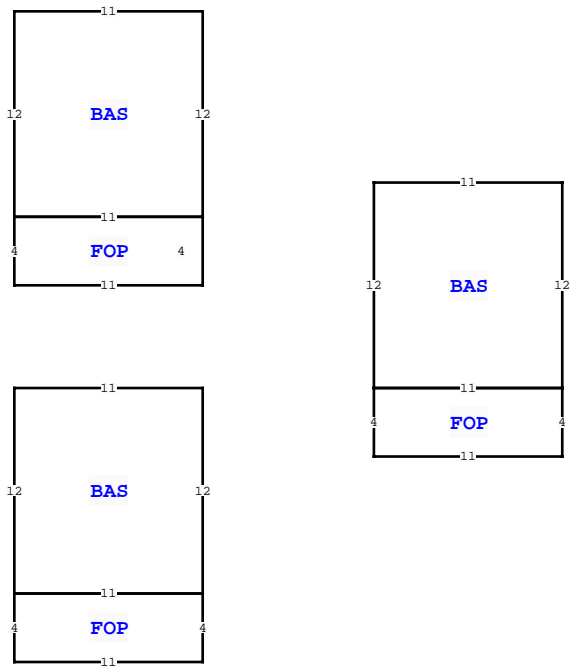
**2026**

08-3S-17-04905-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	08	WD OR PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	CORK/VTILE	100		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		1	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	3601RV PARK/SFR				
MAP NUM		MKT AREA		03	
NEIGHBORHOOD/LOC	8317.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	6,552
BAS	132	100		132	6,552
BAS	132	100		132	6,552
FOP	44	35		15	745
FOP	44	35		15	745
FOP	44	35		15	745
TOTALS	528			441	21,888

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	441	96.0000	90.24	39,796	2003	2003	0	0	45.00	55.00
4 MANUF 1 0% - 0											
Heated Area: 396											
HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 3 of 5	1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				382,899		
TOTAL MARKET OB/XF VALUE				235,293		
TOTAL LAND VALUE - MARKET				427,178		
TOTAL MARKET VALUE				1,045,370		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,045,370		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,045,370		
TOTAL JUST VALUE				1,045,370		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,021,171		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0078	7/31/2015	WD	Q	I	01	1,000,000
GRANTOR: JAMES T & CHERRI L CR						
GRANTEE: LAKE CITY RV RESORT						
1028/0560	10/06/2004	WD	Q	I		941,800
GRANTOR: KOSCHNICK						
GRANTEE: CRAMER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W11 S12 FOP= S4 E11 N4 W11\$ E11 N12\$ PTR= N10 BAS= N12 W11 S12 FOP= S4 E11 N4 W11\$ E11\$ S10 PTR= E10 BAS= E11 N12 W11 S12\$ FOP= S4 E11 N4 W11\$ W10\$.						

LAND DESCRIPTION												TOTAL OB/XF											
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							
												0											

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2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	385	100	
TOTALS	385		21,696

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	385	109.0000	102.46	39,447	2003	2003	0	0	45.00	55.00														
5 MANUF 1 0% - 0 Heated Area: 385 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></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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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
3874 N US HIGHWAY 441 , LAKE CITY																

TOTAL OB/XF														0		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W35 S11 E35 N11\$.													

LAND DESCRIPTION																								
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

TOTAL OB/XF														0										

