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

2027

08-3S-17-04905-000

BUILDING CHARACTERISTICS

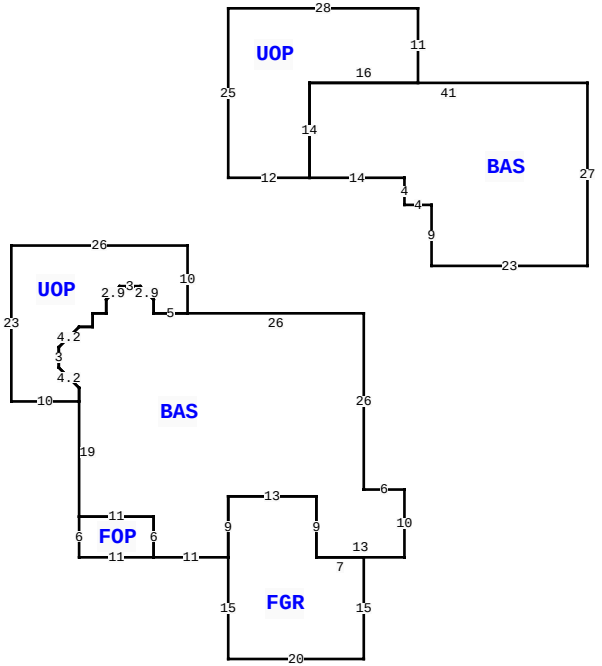
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	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	3601	RV 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	76,636
BAS	1,427	100		1,427	123,015
FGR	417	55		229	19,741
FOP	66	30		20	1,724
UOP	352	20		70	6,035
UOP	476	20		95	8,189
TOTALS	3,627			2,730	235,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,730	111.9552	123.15	336,200	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 2316 HX Base Yr



3874 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	377,633
TOTAL MARKET OB/XF VALUE	235,293
TOTAL LAND VALUE - MARKET	427,178
TOTAL MARKET VALUE	1,040,104
SOH/AGL Deduction	0
ASSESSED VALUE	1,040,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,040,104
TOTAL JUST VALUE	1,040,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,045,370

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	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= 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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 195,873

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	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							

REVIEW DATE 01/05/2017 BY ME Total Acres: 22.40 Total Land Value: 427,178 Market: 0 Agricultural: 0 Common: 427,178 PRINTED 11/16/2026 BY SYS

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

2027

08-3S-17-04905-000

BUILDING CHARACTERISTICS

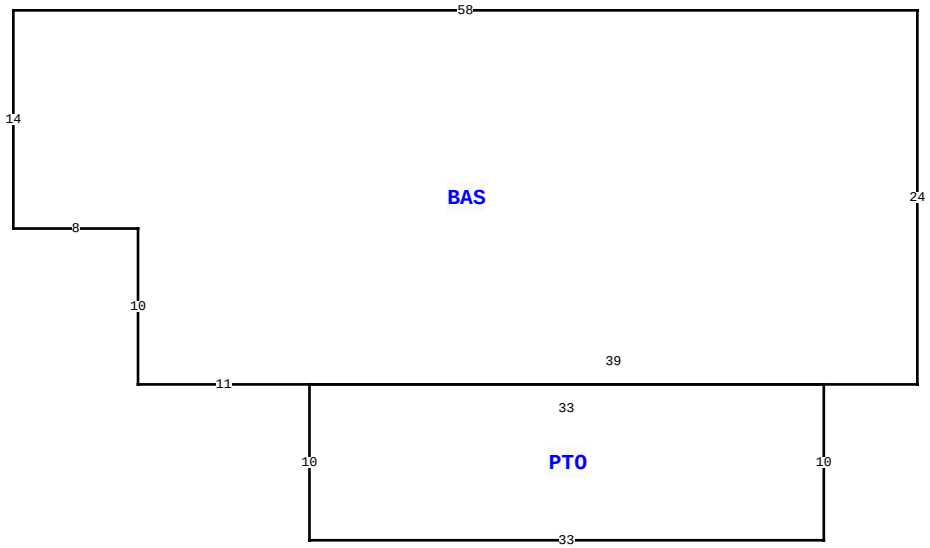
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3601	RV 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	1,312	100		1,312	50,098
PTO	330	5		16	611
TOTALS	1,642			1,328	50,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	04	1,328	102.4800	55.34	73,492	2001	2001	0	0	0	31.00	69.00

2 CLUB HOUSE 0% - 0 Heated Area: 1312 HX Base Yr



3874 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
11	0259	MHP HOOKUP	0	0	0	0	3.00	UT	4,300.00	4,300.00	100	2004	2004	3	100	12,900	
12	0260	PAVEMENT-A	0	0	0	0	19,200.00	UT	1.10	1.10	100	2004	2004	3	100	21,120	
13	0296	SHED METAL	0	0	20	30	600.00	UT	9.00	9.00	100	2016	2016	3	100	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	377,633
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TOTAL LAND VALUE - MARKET	427,178
TOTAL MARKET VALUE	1,040,104
SOH/AGL Deduction	0
ASSESSED VALUE	1,040,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,040,104
TOTAL JUST VALUE	1,040,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,045,370

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= W58 S14 E8 S10 E11 PTO= S10 E33 N10 W33$ E39 N24$.

LAND DESCRIPTION

TOTAL OB/XF 39,420

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 01/05/2017 BY ME Total Acres: 22.40 Total Land Value: 427,178 Market: 0 Agricultural: 0 Common: 427,178 PRINTED 11/16/2026 BY SYS

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

2027

08-3S-17-04905-000

BUILDING CHARACTERISTICS

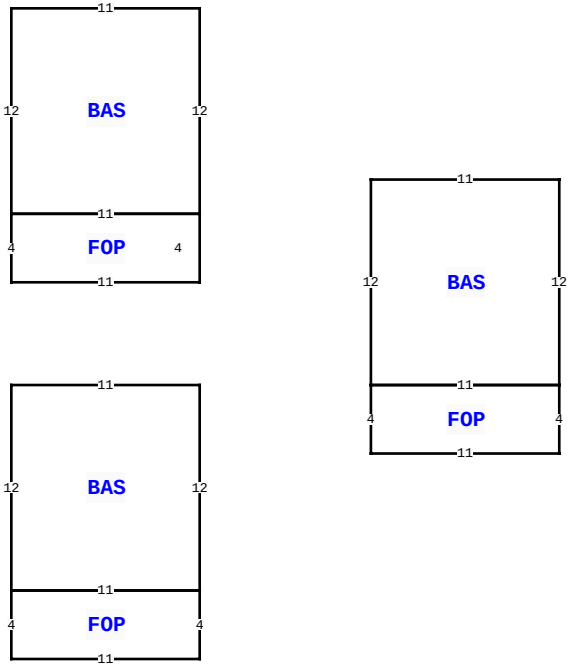
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3601	RV 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	6,482
BAS	132	100		132	6,482
BAS	132	100		132	6,482
FOP	44	35		15	736
FOP	44	35		15	736
FOP	44	35		15	736
TOTALS	528			441	21,655

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	89.28	39,372	2003	2003	0	0	0	45.00	55.00

4 MANUF 1 0% - 0 Heated Area: 396 HX Base Yr



3874 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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 01/05/2017 BY ME Total Acres: 22.40 Total Land Value: 427,178 Market: 0 Agricultural: 0 Common: 427,178 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	377,633
TOTAL MARKET OB/XF VALUE	235,293
TOTAL LAND VALUE - MARKET	427,178
TOTAL MARKET VALUE	1,040,104
SOH/AGL Deduction	0
ASSESSED VALUE	1,040,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,040,104
TOTAL JUST VALUE	1,040,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,045,370

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$.

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

2027

08-3S-17-04905-000

BUILDING CHARACTERISTICS

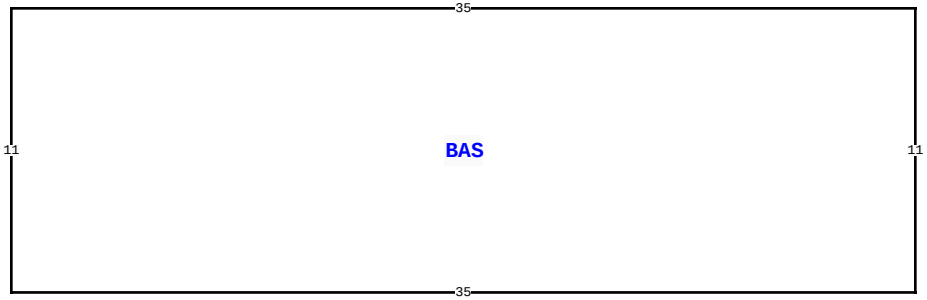
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3601	RV 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	385	100		385	21,465
TOTALS	385			385	21,465

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	101.37	39,027	2003	2003	0	0	0	45.00	55.00

5 MANUF 1 0% - 0 Heated Area: 385 HX Base Yr



3874 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	377,633
TOTAL MARKET OB/XF VALUE	235,293
TOTAL LAND VALUE - MARKET	427,178
TOTAL MARKET VALUE	1,040,104
SOH/AGL Deduction	0
ASSESSED VALUE	1,040,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,040,104
TOTAL JUST VALUE	1,040,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,045,370

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= W35 S11 E35 N11$.

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 01/05/2017 BY ME Total Acres: 22.40 Total Land Value: 427,178 Market: 0 Agricultural: 0 Common: 427,178 PRINTED 11/16/2026 BY SYS

BET AT INTERS N'RLY R/W LINE OF
W LINE SEC, RUN N 475.43 FT TO S
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2027

08-3S-17-04905-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	3601	RV 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	420	100		420	24,232
BAS	420	100		420	24,232
TOTALS	840			840	48,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	112.8000	104.90	88,116	2003	2003	0	0	0	45.00	55.00

6 MANUF 1 0% - 0 Heated Area: 840 HX Base Yr



3874 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 1

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,040,104
TOTAL JUST VALUE	1,040,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,045,370

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
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GRANTEE: LAKE CITY RV RESORT						
1028/0560	10/06/2004	WD	Q	I		941,800
GRANTOR: KOSCHNICK						
GRANTEE: CRAMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S12 BAS= S12 E35 N12 W35$ E35 N12$.

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 01/05/2017 BY ME Total Acres: 22.40 Total Land Value: 427,178 Market: 0 Agricultural: 0 Common: 427,178 PRINTED 11/16/2026 BY SYS