

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 137.4.

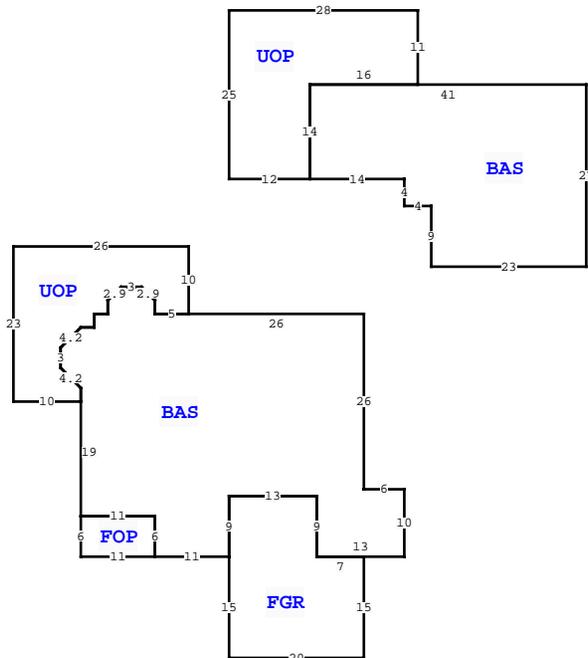
LAKE CITY RV RESORT LLC
P O BOX 4008
TALLAHASSEE, FL 32315

2026

08-3S-17-04905-000

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE	100	
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
BAS	889	100		889
BAS	1,427	100		1,427
FGR	417	55		229
FOP	66	30		20
UOP	352	20		70
UOP	476	20		95
TOTALS	3,627			2,730
				243,901

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	127.63	348,430	2001	2001	0	0	30.00	70.00
1 SINGLE FAM 0% - 0 Heated Area: 2316 HX Base Yr											



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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	391,030		
TOTAL MARKET OB/XF VALUE	235,293		
TOTAL LAND VALUE - MARKET	397,230		
TOTAL MARKET VALUE	1,023,553		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,023,553		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,023,553		
TOTAL JUST VALUE	1,023,553		
NCON VALUE	0		
INCOME VALUE	0		
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	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						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0	0 0	708.00
2	0166	CONC, PAVMT	0	0 0	96.00
3	0040	BARN, POLE	0	24 24	576.00
4	0070	CARPORT UF	0	0 0	1.00
5	0040	BARN, POLE	0	0 0	100.00
6	0040	BARN, POLE	0	0 0	256.00
7	0294	SHED WOOD/	0	0 0	96.00
8	0294	SHED WOOD/	0	0 0	60.00
9	9915	RV SITE	0	0 0	63.00
10	0140	CLFENCE 6	0	0 0	1.00

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
1	0166	CONC, PAVMT	0	0 0	708.00	UT	2.00	2.00	100	2001	2001	3	100	1,416	
2	0166	CONC, PAVMT	0	0 0	96.00	UT	2.00	2.00	100	2001	2001	3	100	192	
3	0040	BARN, POLE	0	24 24	576.00	UT	2.70	2.70	100	2001	2001	3	100	1,555	
4	0070	CARPORT UF	0	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0040	BARN, POLE	0	0 0	100.00	UT	2.50	2.50	100	2001	2001	3	100	250	
6	0040	BARN, POLE	0	0 0	256.00	UT	2.50	2.50	100	2001	2001	3	100	640	
7	0294	SHED WOOD/	0	0 0	96.00	UT	7.50	7.50	100	2001	2001	3	100	720	
8	0294	SHED WOOD/	0	0 0	60.00	UT	7.50	7.50	100	2001	2001	3	100	450	
9	9915	RV SITE	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	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
1	0220	C	RV PARK	0			0.00	0.00	20.40	AC	
2	0100	C	SFR	0			0.00	0.00	1.00	AC	
3	1000	C	VACANT COMME	0			0.00	0.00	43,560.00	SF	

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	1.00	1.00	15,000.00	15,000.00	306,000							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
3	1000	C	VACANT COMME	0			0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.75	1.75	76,230							

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\$.																							

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.

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P O BOX 4008
TALLAHASSEE, FL 32315

2026

08-3S-17-04905-000



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 Floor	14	CARPET	80
Interior Floor	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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	420	100	
BAS	420	100	
TOTALS	840		50,030

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	108.29	90,964	2003	2003	0	0	45.00	55.00
6 MANUF 1 0% - 0 Heated Area: 840 HX Base Yr											
TOTALS 840 840 50,030											

EXTRA FEATURES																
L	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												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 5 of 5	1
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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\$.	