LOTS 4, 5 & 6 BLOCK 8 LAKESIDE H
S/D & ALSO THAT PART OF THE CLOS
BETWEEN LOTS 4,5 & 6 AS DESC IN

HICKORY PROPERTY HOLDINGS LLC
1712 ARABIAN DRIVE
LOXAHATCHEE, FL 33470

2027

08-4S-17-08254-000

BUILDING CHARACTERISTICS

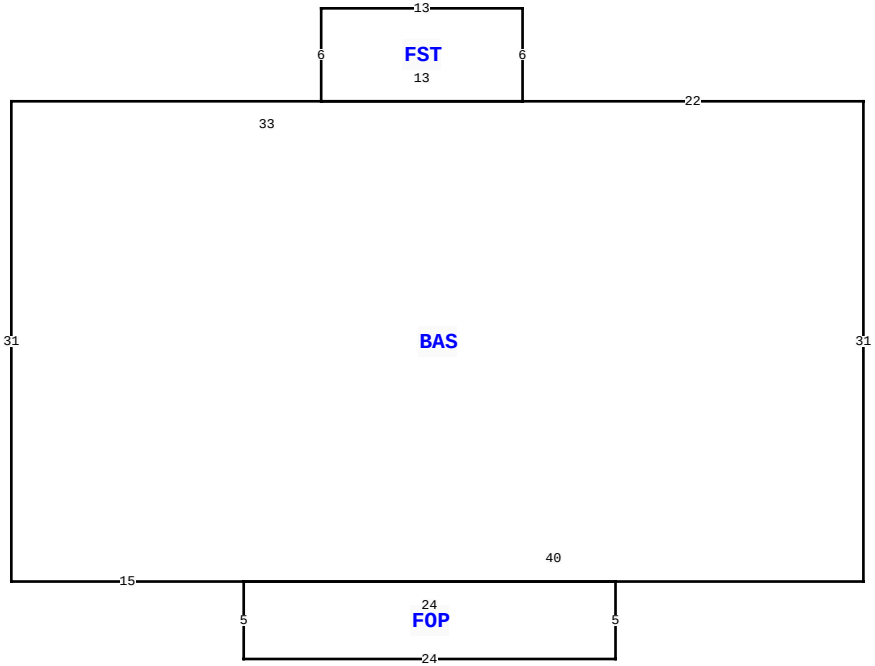
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100		1,705	89,479
FOP	120	30		36	1,890
FST	78	55		43	2,257
TOTALS	1,903			1,784	93,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,784	120.6450	104.96	187,249	1972	1972	0	0	0	50.00	50.00

1 DUPLEX 0% - 2023 Heated Area: 1705 HX Base Yr



134 SW MICHIGAN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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
1	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
5	0166	CONC,PAVMT	0	0	0	0	1,185.00	UT	2.00	2.00	100	2003	2003	3	100	2,370	
6	0260	PAVEMENT-A	0	0	0	0	4,182.00	UT	1.10	1.10	75	2003	2003	3	75	3,450	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	375,557
TOTAL MARKET OB/XF VALUE	7,020
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	450,077
SOH/AGL Deduction	0
ASSESSED VALUE	450,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,077
TOTAL JUST VALUE	450,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2262	7/25/2022	WD	Q	I	01	600,000
GRANTOR: SMITHEY BRYAN B						
GRANTEE: HICKORY PROPERTY HO						
1042/1100	4/01/2005	WD	Q	I	01	425,000
GRANTOR: TRAMMEL C WASDEN						
GRANTEE: BRYAN B & ROBIN M S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FST= N6 W13 S6 E13$W33 S31 E15 FOP= S5 E24 N5 W24$ E 40 N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,020

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	0800	C	MULTI-FAM	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							
2	0800	C	MULTI-FAM	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.71 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2026 BY SYS

LOTS 4, 5 & 6 BLOCK 8 LAKESIDE H
S/D & ALSO THAT PART OF THE CLOS
BETWEEN LOTS 4,5 & 6 AS DESC IN

HICKORY PROPERTY HOLDINGS LLC
1712 ARABIAN DRIVE
LOXAHATCHEE, FL 33470

2027

08-4S-17-08254-000

BUILDING CHARACTERISTICS

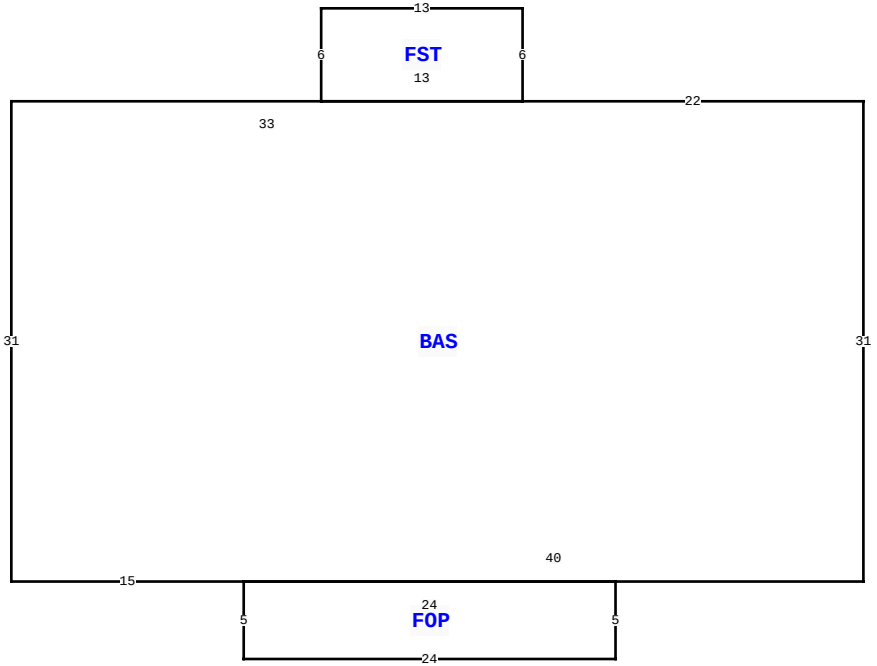
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100		1,705	89,555
FOP	120	30		36	1,891
FST	78	55		43	2,259
TOTALS	1,903			1,784	93,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,784	120.7500	105.05	187,409	1972	1972	0	0	0	50.00	50.00

2 DUPLEX 0% - 2023 Heated Area: 1705 HX Base Yr



134 SW MICHIGAN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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 2 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	375,557
TOTAL MARKET OB/XF VALUE	7,020
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	450,077
SOH/AGL Deduction	0
ASSESSED VALUE	450,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,077
TOTAL JUST VALUE	450,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2262	7/25/2022	WD	Q	I	01	600,000
GRANTOR: SMITHEY BRYAN B						
GRANTEE: HICKORY PROPERTY HO						
1042/1100	4/01/2005	WD	Q	I	01	425,000
GRANTOR: TRAMMEL C WASDEN						
GRANTEE: BRYAN B & ROBIN M S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FST= N6 W13 S6 E13$W33 S31 E15 FOP= S5 E24 N5 W24$ E 40 N31$.

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 04/03/2017 BY DF Total Acres: 0.71 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2026 BY SYS

LOTS 4, 5 & 6 BLOCK 8 LAKESIDE H
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2027

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BUILDING CHARACTERISTICS

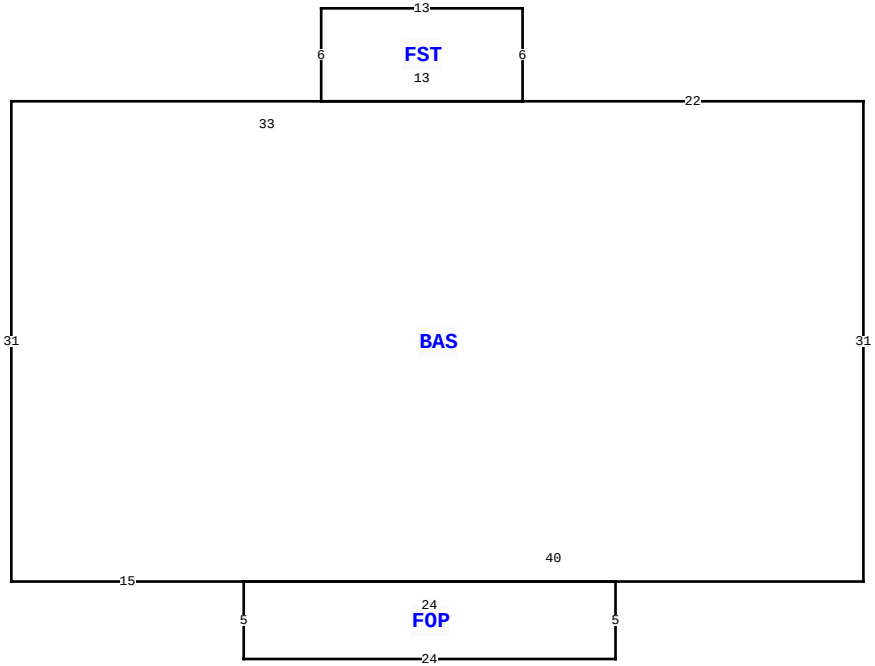
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100		1,705	90,340
FOP	120	30		36	1,908
FST	78	55		43	2,279
TOTALS	1,903			1,784	94,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,784	121.8000	105.97	189,050	1972	1972	0	0	0	50.00	50.00

3 DUPLEX 0% - 2023 Heated Area: 1705 HX Base Yr



134 SW MICHIGAN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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 3 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	375,557
TOTAL MARKET OB/XF VALUE	7,020
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	450,077
SOH/AGL Deduction	0
ASSESSED VALUE	450,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,077
TOTAL JUST VALUE	450,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2262	7/25/2022	WD	Q	I	01	600,000
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GRANTEE: HICKORY PROPERTY HO						
1042/1100	4/01/2005	WD	Q	I	01	425,000
GRANTOR: TRAMMEL C WASDEN						
GRANTEE: BRYAN B & ROBIN M S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FST= N6 W13 S6 E13$W33 S31 E15 FOP= S5 E24 N5 W24$ E40 N31$.

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 04/03/2017 BY DF Total Acres: 0.71 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

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Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0800 MULTI-FAM <10

MAP NUM | MKT AREA 06

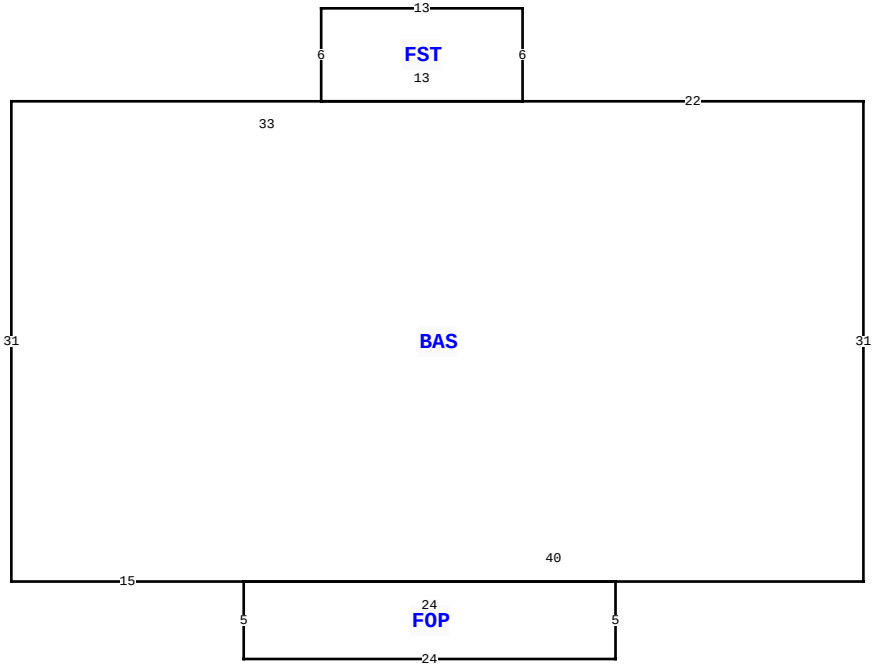
NEIGHBORHOOD/LOC 8417.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	120	30		36	1,891
FST	78	55		43	2,259
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,784	120.7500	105.05	187,409	1972	1972	0	0	0	50.00	50.00

4 DUPLEX 0% - 2023 Heated Area: 1705 HX Base Yr



134 SW MICHIGAN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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 4 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
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TOTAL MARKET VALUE	450,077
SOH/AGL Deduction	0
ASSESSED VALUE	450,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,077
TOTAL JUST VALUE	450,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: HICKORY PROPERTY HO						
1042/1100	4/01/2005	WD	Q	I	01	425,000
GRANTOR: TRAMMEL C WASDEN						
GRANTEE: BRYAN B & ROBIN M S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FST= N6 W13 S6 E13$W33 S31 E15 FOP= S5 E24 N5 W24$ E40 N31$.

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 04/03/2017 BY DF Total Acres: 0.71 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/17/2026 BY SYS