

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

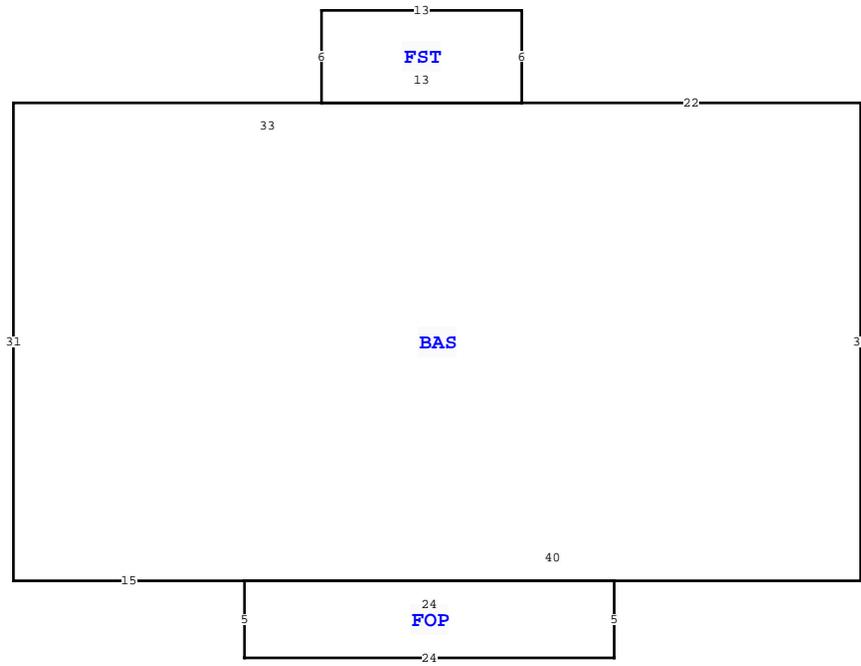
HICKORY PROPERTY HOLDINGS LLC
1712 ARABIAN DRIVE
LOXAHATCHEE, FL 33470

2026

08-4S-17-08254-000
08-4S-17-08254-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,705	100	
FOP	120	30	
FST	78	55	
TOTALS	1,903		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLEX	0%	- 2023									Heated Area: 1705 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			388,519
TOTAL MARKET OB/XF VALUE			7,020
TOTAL LAND VALUE - MARKET			67,500
TOTAL MARKET VALUE			463,039
SOH/AGL Deduction			0
ASSESSED VALUE			463,039
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			463,039
TOTAL JUST VALUE			463,039
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,453

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 WADSEN						
GRANTEE: BRYAN B & ROBIN M S						

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	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	

LAND DESCRIPTION																								
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
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							

TOTAL OB/XF														7,020											
REVIEW DATE 04/03/2017 BY DF Total Acres: 0.71 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 05/08/2026 BY SYS																									

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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	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,705	100	
FOP	120	30	
FST	78	55	
TOTALS	1,903		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	DUPLX	0%	- 2023									Heated Area: 1705 HX Base Yr	
BLD DATE		LGL DATE	04/14/2026		MLU								
XF DATE		LAND DATE											
INC DATE		AG DATE											

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
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GRANTOR: TRAMMEL C WASDEN						
GRANTEE: BRYAN B & ROBIN M S						

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

TOTAL OB/XF														0
134 SW MICHIGAN ST, LAKE CITY														

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

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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		
4	DUPLX	0%	2023									Heated Area: 1705 HX Base Yr	
TOTALS		1,784	96,942									134 SW MICHIGAN ST, LAKE CITY	

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		04/14/2026	MLU

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