BEG SW COR OF NW1/4 OF SE1/4, RU
NE 229.26 FT TO W R/W US-41, SE
W 720 FT TO POB, EX RD R/W.

3722 HWY LLC
3711 1ST AVENUE SOUTH
SAINT PETERSBURG, FL 33711

2027

17-4S-17-08412-000

BUILDING CHARACTERISTICS

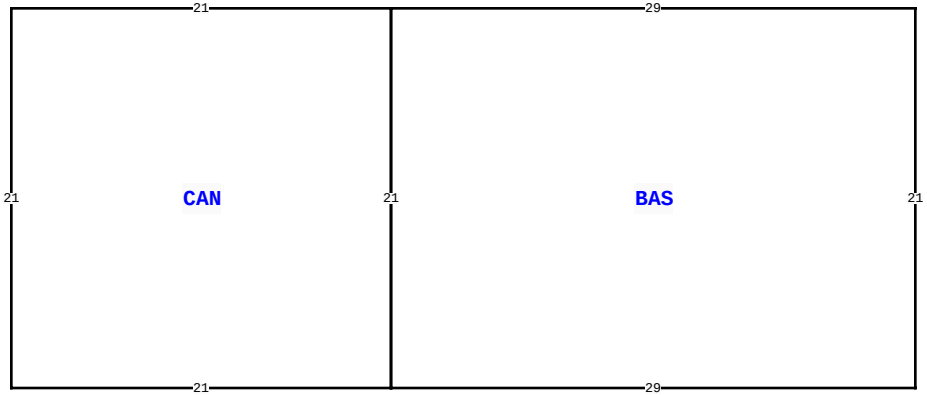
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	609	100		609	23,130
CAN	441	30		132	5,014
TOTALS	1,050			741	28,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	741	102.6480	75.96	56,286	1956	1956	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2021 Heated Area: 609 HX Base Yr



3722 S US HIGHWAY 441 104, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	0	24	60	1,440.00	UT	11.00	11.00	50	1950	1950	3	50	7,920	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	631,572
TOTAL MARKET OB/XF VALUE	10,070
TOTAL LAND VALUE - MARKET	252,800
TOTAL MARKET VALUE	894,442
SOH/AGL Deduction	0
ASSESSED VALUE	894,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	894,442
TOTAL JUST VALUE	894,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	894,442

SALE:3:1: INCLUDED PERSONAL PROPERTY.

SALE:2:1: REPO

SALE:1:1: INCLUDED 09016-000 & PP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051692	Remodel	7,000	12/03/2024
000049986	Electrical Servic	0	05/29/2024
000043399	Electrical Servic	0	12/16/2021
000043400	Electrical Servic	0	12/16/2021
000042337	Electrical Servic	0	07/15/2021
000042297	Electrical Servic	0	07/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0283	2/05/2020	WD	Q	I	01	1,225,000
GRANTOR: THE LAKES APARTMENTS						
GRANTEE: 3722 HWY LLC						
1288/0993	1/12/2015	QC	U	I	11	100
GRANTOR: THE LAKES APARTMENTS						
GRANTEE: THE LAKES APARTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 CAN= W21 S21 E21 N21$ S21 E29 N21$.

LAND DESCRIPTION

TOTAL OB/XF 10,070

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	32,000.00	32,000.00	32,000							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	6.90	AC		1.00	1.00	1.00	32,000.00	32,000.00	220,800							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 7.90 Total Land Value: 252,800 Market: 0 Agricultural: 0 Common: 252,800 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4 OF SE1/4, RU
NE 229.26 FT TO W R/W US-41, SE
W 720 FT TO POB, EX RD R/W.

3722 HWY LLC
3711 1ST AVENUE SOUTH
SAINT PETERSBURG, FL 33711

2027

17-4S-17-08412-000

BUILDING CHARACTERISTICS

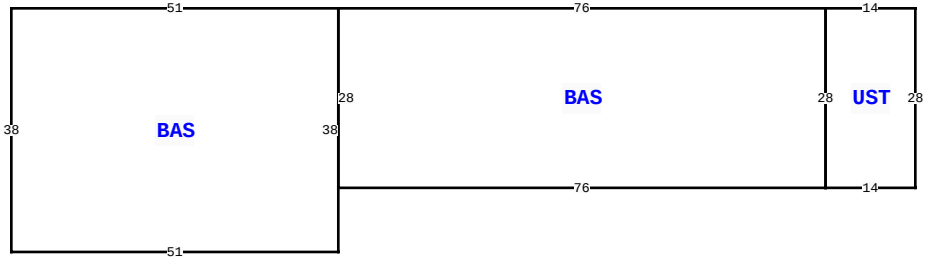
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		10 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100		1,938	62,210
BAS	2,128	100		2,128	68,309
UST	392	45		176	5,650
TOTALS	4,458			4,242	136,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,242	101.8980	64.20	272,336	1950	1950	0	0	0	50.00	50.00

2 M/FAM LOW 0% - 2021 Heated Area: 4066 HX Base Yr



3722 S US HIGHWAY 441 104, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	631,572
TOTAL MARKET OB/XF VALUE	10,070
TOTAL LAND VALUE - MARKET	252,800
TOTAL MARKET VALUE	894,442
SOH/AGL Deduction	0
ASSESSED VALUE	894,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	894,442
TOTAL JUST VALUE	894,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	894,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042298	Electrical Servic	0	07/12/2021
000042299	Electrical Servic	0	07/12/2021
000042300	Electrical Servic	0	07/12/2021
000042301	Electrical Servic	0	07/12/2021
000042302	Electrical Servic	0	07/12/2021
000042303	Electrical Servic	0	07/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0283	2/05/2020	WD	Q	I	01	1,225,000
GRANTOR: THE LAKES APARTMENTS						
GRANTEE: 3722 HWY LLC						
1288/0993	1/12/2015	QC	U	I	11	100
GRANTOR: THE LAKES APARTMENTS						
GRANTEE: THE LAKES APARTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 BAS= W51 S38 E51 N38$ S28 E76 UST= E14 N28 W14 S28$ N28$.

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 12/02/2024 BY SYS Total Acres: 7.90 Total Land Value: 252,800 Market: 0 Agricultural: 0 Common: 252,800 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4 OF SE1/4, RU
NE 229.26 FT TO W R/W US-41, SE
W 720 FT TO POB, EX RD R/W.

3722 HWY LLC
3711 1ST AVENUE SOUTH
SAINT PETERSBURG, FL 33711

2027

17-4S-17-08412-000

BUILDING CHARACTERISTICS

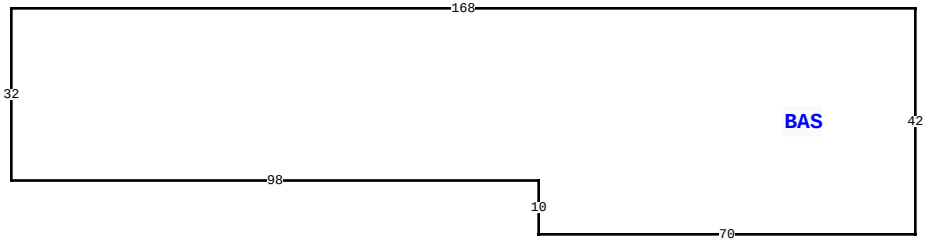
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		11 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,076	100		6,076	193,126
TOTALS	6,076			6,076	193,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	6,076	100.8990	63.57	386,251	1950	1950	0	0	0	50.00	50.00

3 M/FAM LOW 0% - 2021 Heated Area: 6076 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

3722 S US HIGHWAY 441 104, LAKE CITY

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	631,572
TOTAL MARKET OB/XF VALUE	10,070
TOTAL LAND VALUE - MARKET	252,800
TOTAL MARKET VALUE	894,442
SOH/AGL Deduction	0
ASSESSED VALUE	894,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	894,442
TOTAL JUST VALUE	894,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	894,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042304	Electrical Servic	0	07/12/2021
000042305	Electrical Servic	0	07/12/2021
000042306	Electrical Servic	0	07/12/2021
40133	REMODEL	0	07/10/2020
32299	DEMOLISH	25	09/17/2014
26813	MAINT/ALTR	230	02/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0283	2/05/2020	WD	Q	I	01	1,225,000
GRANTOR: THE LAKES APARTMENTS						
GRANTEE: 3722 HWY LLC						
1288/0993	1/12/2015	QC	U	I	11	100
GRANTOR: THE LAKES APARTMENTS						
GRANTEE: THE LAKES APARTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W168 S32 E98 S10 E70 N42$.

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 12/02/2024 BY SYS Total Acres: 7.90 Total Land Value: 252,800 Market: 0 Agricultural: 0 Common: 252,800 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4 OF SE1/4, RU
NE 229.26 FT TO W R/W US-41, SE
W 720 FT TO POB, EX RD R/W.

3722 HWY LLC
3711 1ST AVENUE SOUTH
SAINT PETERSBURG, FL 33711

2027

17-4S-17-08412-000

BUILDING CHARACTERISTICS

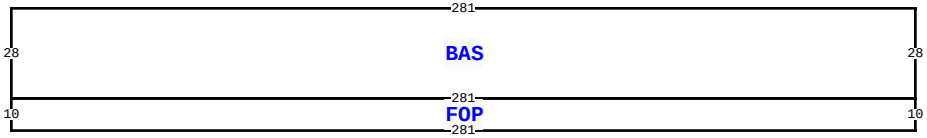
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		20 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,868	100		7,868	247,606
FOP	2,810	30		843	26,529
TOTALS	10,678			8,711	274,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	8,711	99.9000	62.94	548,270	1950	1950	0	0	0	50.00	50.00

5 M/FAM LOW 0% - 2021 Heated Area: 7868 HX Base Yr



3722 S US HIGHWAY 441 104, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	631,572
TOTAL MARKET OB/XF VALUE	10,070
TOTAL LAND VALUE - MARKET	252,800
TOTAL MARKET VALUE	894,442
SOH/AGL Deduction	0
ASSESSED VALUE	894,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	894,442
TOTAL JUST VALUE	894,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	894,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0283	2/05/2020	WD	Q	I	01	1,225,000
GRANTOR: THE LAKES APARTMENTS						
GRANTEE: 3722 HWY LLC						
1288/0993	1/12/2015	QC	U	I	11	100
GRANTOR: THE LAKES APARTMENTS						
GRANTEE: THE LAKES APARTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W281 S28 FOP= S10 E281 N10 W281$ E281 N28$.

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 12/02/2024 BY SYS Total Acres: 7.90 Total Land Value: 252,800 Market: 0 Agricultural: 0 Common: 252,800 PRINTED 11/16/2026 BY SYS