

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.

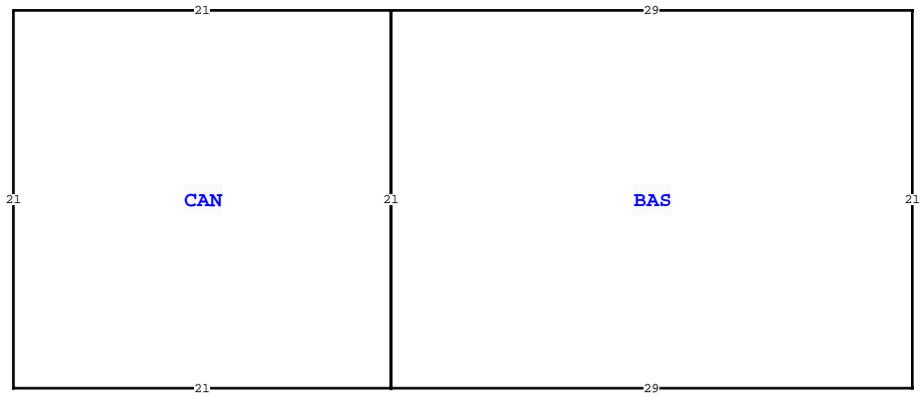
3722 HWY LLC  
3711 1ST AVENUE SOUTH  
SAINT PETERSBURG, FL 33711

2026

17-4S-17-08412-000

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	23,754
CAN	441	30		132	5,149
TOTALS	1,050			741	28,902

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 2021								
Heated Area: 609						HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 4	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		651,454				
TOTAL MARKET OB/XF VALUE		10,070				
TOTAL LAND VALUE - MARKET		237,000				
TOTAL MARKET VALUE		898,524				
SOH/AGL Deduction		0				
ASSESSED VALUE		898,524				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		898,524				
TOTAL JUST VALUE		898,524				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		869,056				
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\$.						

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	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	

LAND DESCRIPTION															TOTAL OB/XF									
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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	6.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	207,000							

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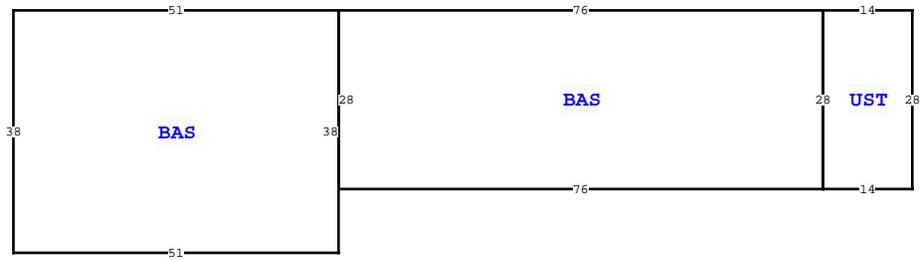
3722 HWY LLC  
3711 1ST AVENUE SOUTH  
SAINT PETERSBURG, FL 33711

**2026**

17-4S-17-08412-000  
VALUATION SUMMARY

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 M/FAM LOW	0%	4,242	101.8980	66.23	280,948	1950	1950	0	0	50.00	50.00



QUALITY	CD	CONSTRUCTION			
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	64,177
BAS	2,128	100		2,128	70,469
UST	392	45		176	5,828
TOTALS	4,458			4,242	140,474

3722 S US HIGHWAY 441 104, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			651,454
TOTAL MARKET OB/XF VALUE			10,070
TOTAL LAND VALUE - MARKET			237,000
TOTAL MARKET VALUE			898,524
SOH/AGL Deduction			0
ASSESSED VALUE			898,524
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			898,524
TOTAL JUST VALUE			898,524
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			869,056

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						

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

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W76 BAS= W51 S38 E51 N38\$ S28 E76 UST= E14 N28 W14 S28\$ N28\$.

LAND DESCRIPTION										TOTAL OB/XF														
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

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.

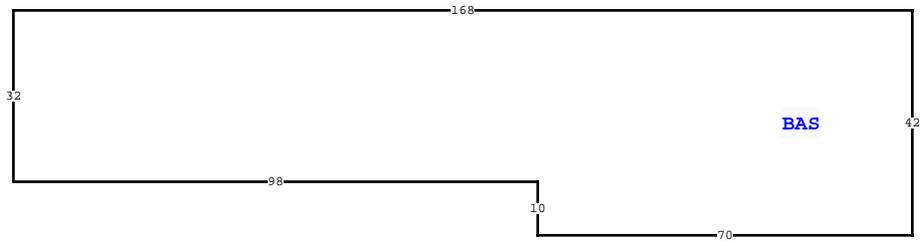
3722 HWY LLC  
3711 1ST AVENUE SOUTH  
SAINT PETERSBURG, FL 33711

**2026**

17-4S-17-08412-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	6,076	100	
TOTALS	6,076		199,232

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	65.58	398,464	1950	1950	0	0	50.00	50.00
3 M/FAM LOW 0% - 2021			Heated Area: 6076			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 3 of 4	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			651,454
TOTAL MARKET OB/XF VALUE			10,070
TOTAL LAND VALUE - MARKET			237,000
TOTAL MARKET VALUE			898,524
SOH/AGL Deduction			0
ASSESSED VALUE			898,524
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			898,524
TOTAL JUST VALUE			898,524
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			869,056

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BLD DATE		LGL DATE	
XF DATE	MNC DATE	LAND DATE	AG DATE

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W168 S32 E98 S10 E70 N42\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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

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

**2026**

17-4S-17-08412-000  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	7,868	100	
FOP	2,810	30	
TOTALS	10,678		

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	64.94	565,692	1950	1950	0	0	50.00	50.00												
5 M/FAM LOW 0% - 2021 Heated Area: 7868 HX Base Yr																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>MNC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		MNC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
MNC DATE		AG DATE																					

COLUMBIA COUNTY PROPERTY		PAGE 4 of 4	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			651,454
TOTAL MARKET OB/XF VALUE			10,070
TOTAL LAND VALUE - MARKET			237,000
TOTAL MARKET VALUE			898,524
SOH/AGL Deduction			0
ASSESSED VALUE			898,524
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			898,524
TOTAL JUST VALUE			898,524
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			869,056

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						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W281 S28 FOP= S10 E281 N10 W281\$ E281 N28\$.

LAND DESCRIPTION												TOTAL OB/XF												
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