

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	23,130
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
1	OFFICE LOW	0%	- 2021								
Heated Area: 609						HX Base Yr					

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				0		
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	

TOTAL OB/XF												10,070												
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	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				

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NE 229.26 FT TO W R/W US-41, SE
W 720 FT TO POB, EX RD R/W.

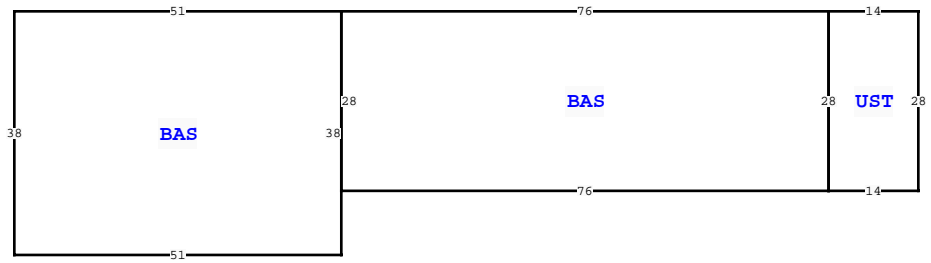
3722 HWY LLC
3711 1ST AVENUE SOUTH
SAINT PETERSBURG, FL 33711

2026

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VALUATION SUMMARY PAGE 2 of 4

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	1 100
Bathrooms	1	1 100
Frame	03	MASONRY 100
Story Height	8	8 100
RMS	0	0 100
Stories	0	0 100
Units	10	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	64.20	272,336	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	62,210
BAS	2,128	100		2,128	68,309
UST	392	45		176	5,650
TOTALS	4,458			4,242	136,168

3722 S US HIGHWAY 441 104, LAKE CITY
BLD DATE
XF DATE
MNC DATE
LGL DATE
LAND DATE
AG DATE
05/14/2026 MLU

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
EXTRA FEATURES																
TOTAL OB/XF 0																

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
REVIEW DATE 12/02/2024 BY SYS Total Acres: 7.90 Total Land Value: 252,800 Market: 0 Agricultural: 0 Common: 252,800 PRINTED 06/22/2026 BY SYS																								

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
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Tax Group: 2	Tax Dist:		
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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			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						

BUILDING NOTES

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

