

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	50		
Exterior Wall	17	MSNRY STUC	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	06	VINYL ASB	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	03	MASONRY	100		
Story Height		8	100		
RMS		0	100		
Stories	2.	2.	100		
Units		14	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	17417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,816	100		2,816	196,437
BAS	2,816	100		2,816	196,437
FOP	768	30		230	16,044
FOP	768	30		230	16,044
TOTALS	7,168			6,092	424,963

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2500	03	6,092	107.6660	78.60	478,831	1988	2015	0	0	11.25	88.75	
1 M/FAM ROW 0% - 2022 Heated Area: 5632 HX Base Yr												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 6	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				3,748,284	
TOTAL MARKET OB/XF VALUE				24,410	
TOTAL LAND VALUE - MARKET				212,160	
TOTAL MARKET VALUE				3,984,854	
SOH/AGL Deduction				0	
ASSESSED VALUE				3,984,854	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				3,984,854	
TOTAL JUST VALUE				3,984,854	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				3,964,625	
BLDG:4:1: PHASE 3					
BLDG:3:1: PHASE 2					
BLDG:2:1: PHASE 1					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/212	12/15/2021	WD Q	Q	I	01	7,150,000
GRANTOR: HIGGS PROPERTIES LLC						
GRANTEE: VAVOULIS REALITY PA						
1374/2062	12/18/2018	WD Q	Q	I	01	2,000,000
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: HIGGS PROPERTIES LL						

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	13,293.00	13,293.00	100	0	0	3	100	13,293	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
3	0260	PAVEMENT-A	0	0	60	217	13,020.00	UT	0.72	0.72	90	0	0	3	90	8,437	
4	0060	CARPORT F	0	0	24	20	480.00	UT	3.50	3.50	100	2022	2021		100	1,680	

TOTAL OB/XF													24,410				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/14/2026	MLU										

BUILDING NOTES												
<p>BAS= W128 S22 FOP= S6 E128 N6 W128\$ E128 N22\$ PTR= N50 BAS= W128 S22 FOP= S6 E128 N6 W128\$ E128N22\$ S50\$.</p>												

LAND DESCRIPTION													TOTAL OB/XF													24,410				
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	1.78	AC		1.00	1.00	1.00	32,000.00	32,000.00	56,960													
2	0800	C	MULTI-FAM	0		00	0.00	0.00	2.07	AC		1.00	1.00	1.00	32,000.00	32,000.00	66,240													
3	0800	C	MULTI-FAM	0		00	0.00	0.00	2.78	AC		1.00	1.00	1.00	32,000.00	32,000.00	88,960													

BEG SE COR OF BLOCK F OF OAKWOOD
S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

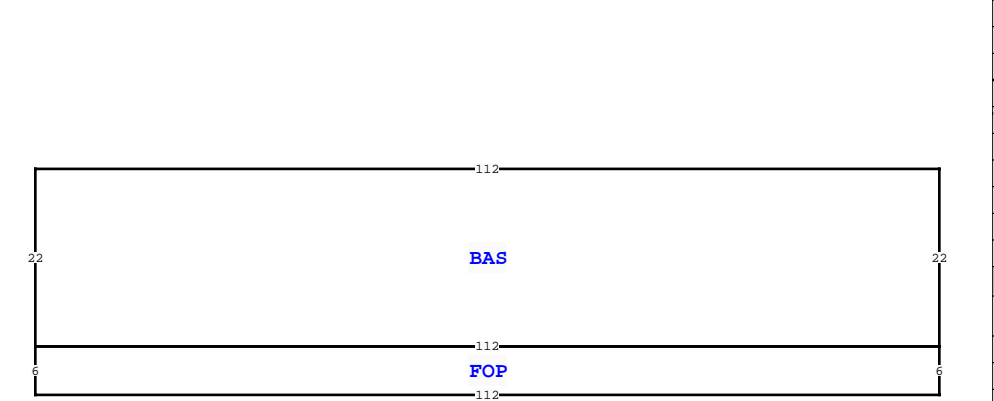
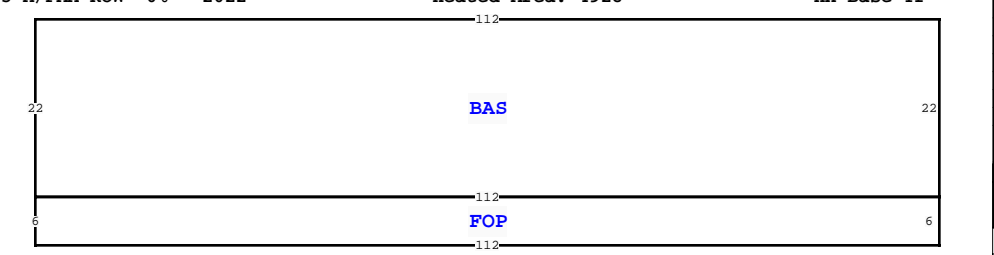
2026

17-4S-17-08437-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	MSNRY STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2500	03	5,332	108.7320	79.37	423,201	1984	2015	0	0	11.25	88.75	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100		2,464	173,567
BAS	2,464	100		2,464	173,567
FOP	672	30		202	14,229
FOP	672	30		202	14,229
TOTALS	6,272			5,332	375,591

200 SE SUNDIAL PL, LAKE CITY

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

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

LAND DESCRIPTION																								
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

COLUMBIA COUNTY PROPERTY		PAGE 3 of 6	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			3,748,284
TOTAL MARKET OB/XF VALUE			24,410
TOTAL LAND VALUE - MARKET			212,160
TOTAL MARKET VALUE			3,984,854
SOH/AGL Deduction			0
ASSESSED VALUE			3,984,854
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,984,854
TOTAL JUST VALUE			3,984,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,964,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/212	12/15/2021	WD	Q	I	01	7,150,000
GRANTOR: HIGGS PROPERTIES LLC						
GRANTEE: VAVOULIS REALITY PA						
1374/2062	12/18/2018	WD	Q	I	01	2,000,000
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: HIGGS PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W112 S22 FOP= S6 E112 N6 W112\$ E112 N22\$ PTR= N50 BAS= W112 S22 FOP= S6 E112 N6 W112 \$ E112 N22\$ S50\$.

BEG SE COR OF BLOCK F OF OAKWOOD
S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

2026

17-4S-17-08437-000

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	05	AVERAGE	50		
Exterior Wall	17	MSNRY STUC	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	06	VINYL ASB	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	03	MASONRY	100		
Story Height		8	100		
RMS		0	100		
Stories	2.	2.	100		
Units		8	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	17417.020	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,816	100		2,816	196,437
BAS	2,816	100		2,816	196,437
FOP	768	30		230	16,044
FOP	768	30		230	16,044
FST	336	55		185	12,905
TOTALS	7,504			6,277	437,868

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2500	03	6,277	107.6660	78.60	493,372	1986	2015	0	0	11.25	88.75												
5 M/FAM ROW 0% - 2022 Heated Area: 5632 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/14/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/14/2026		MLU																		

COLUMBIA COUNTY PROPERTY		PAGE 5 of 6	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			3,748,284
TOTAL MARKET OB/XF VALUE			24,410
TOTAL LAND VALUE - MARKET			212,160
TOTAL MARKET VALUE			3,984,854
SOH/AGL Deduction			0
ASSESSED VALUE			3,984,854
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,984,854
TOTAL JUST VALUE			3,984,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,964,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/212	12/15/2021	WD Q	Q	I	01	7,150,000
GRANTOR: HIGGS PROPERTIES LLC						
GRANTEE: VAVOULIS REALITY PA						
1374/2062	12/18/2018	WD Q	Q	I	01	2,000,000
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: HIGGS PROPERTIES LL						

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

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W96 FST= N14 W24 S14 E24\$ W32 S22 FOP= S6 E128 N6 W128\$ E128 N22 \$ PTR= N50 BAS= W128 S22 FOP= S6 E128 N6 W128\$ E128 N22\$ S50 \$.											

BEG SE COR OF BLOCK F OF OAKWOOD
S 36 DEG E 20.03 FT, W 703.45 FT
R/W OF US-441, N 36 DEG W ALONG

VAVOULIS REALITY PARTNERS LLC/SUNDIAL CAPITAL LLC
4710 STATE ROAD 13 NORTH
SAINT JOHNS, FL 32259

2026

17-4S-17-08437-000
17-4S-17-08437-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		50	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	17417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	11,515	100	
CAN	1,645	30	
CAN	1,645	30	
FUS	11,515	100	
TOTALS	26,320		24,018

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2500	03	24,018	102.2200	74.62	1,792,223	1992	2015	0	0	10.00	90.00													
6 M/FAM ROW 0% - 2022 Heated Area: 23030 HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/14/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				05/14/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 6 of 6	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			3,748,284
TOTAL MARKET OB/XF VALUE			24,410
TOTAL LAND VALUE - MARKET			212,160
TOTAL MARKET VALUE			3,984,854
SOH/AGL Deduction			0
ASSESSED VALUE			3,984,854
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,984,854
TOTAL JUST VALUE			3,984,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,964,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/212	12/15/2021	WD Q	Q	I	01	7,150,000
GRANTOR: HIGGS PROPERTIES LLC						
GRANTEE: VAVOULIS REALITY PA						
1374/2062	12/18/2018	WD Q	Q	I	01	2,000,000
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: HIGGS PROPERTIES LL						

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
TOTALS													0			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W329 S35 CAN= S5 E329 N5 W329\$ E329 N35\$ PTR= N50 CAN= N5 FUS= N35 W329 S35 E329\$ W329 S5 E329\$ S50\$.												

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	