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

2027

17-4S-17-08437-000

BUILDING CHARACTERISTICS

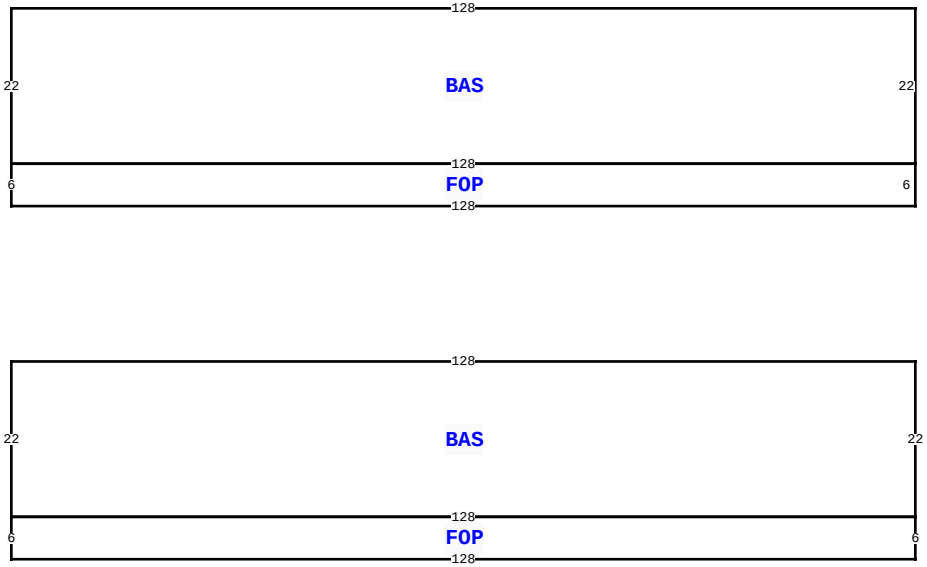
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	0	11.25	88.75

1 M/FAM ROW 0% - 2022 Heated Area: 5632 HX Base Yr



200 SE SUNDIAL PL, 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	13,293.00	13,293.00	100	0	0	3	100	13,293	
2	0120	CLFENCE 4	0	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	

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	3,984,854

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	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= W128 S22 FOP= S6 E128 N6 W128$ E128 N22$ PTR= N50 BAS= W128 S22 FOP= S6 E128 N6 W128$ E128N22$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 24,410

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	1.78	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							

REVIEW DATE 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 212,160 Market: 0 Agricultural: 0 Common: 212,160 PRINTED 11/17/2026 BY SYS

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

2027

17-4S-17-08437-000

BUILDING CHARACTERISTICS

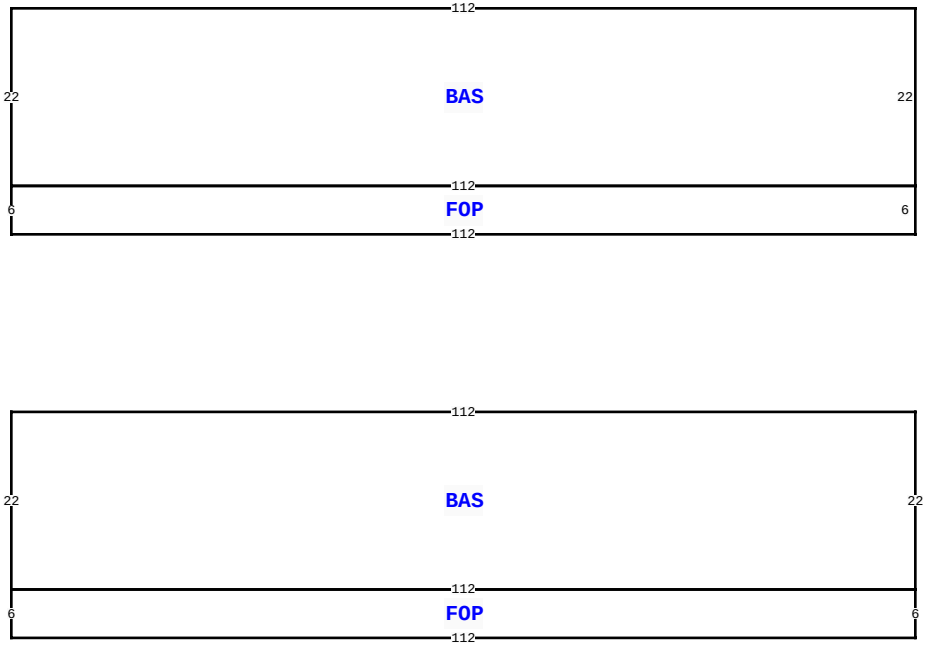
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
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	2,464	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

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	1983	2015	0	0	0	11.25	88.75

2 M/FAM ROW 0% - 2022 Heated Area: 4928 HX Base Yr



200 SE SUNDIAL PL, 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 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,748,284
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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	3,984,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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= W112S22 FOP= S6 E112 N6W112$ E112 N22$ S50$.

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 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 212,160 Market: 0 Agricultural: 0 Common: 212,160 PRINTED 11/17/2026 BY SYS

BEG SE COR OF BLOCK F OF OAKWOOD
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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

2027

17-4S-17-08437-000

BUILDING CHARACTERISTICS

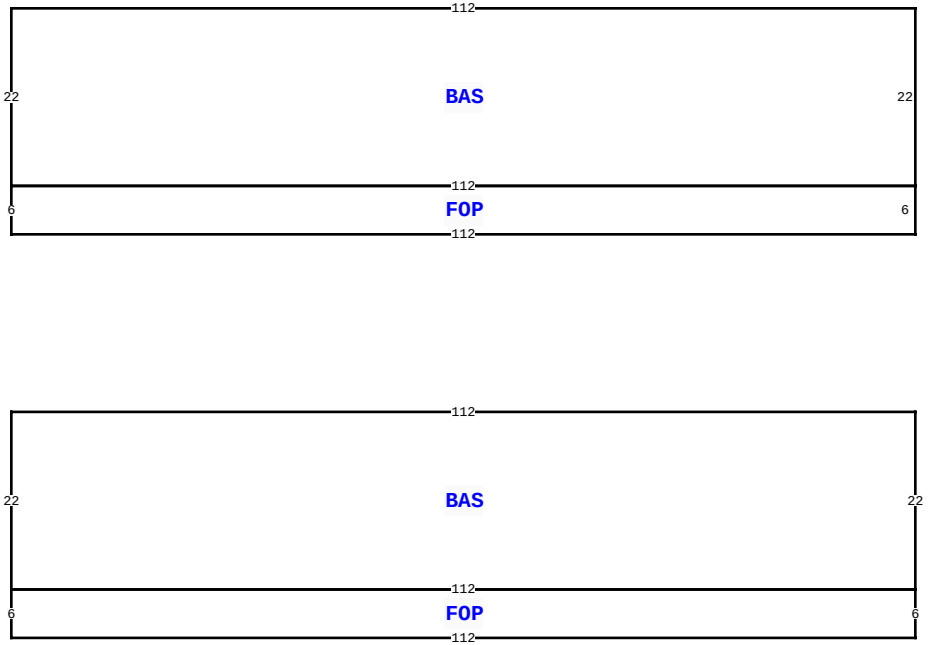
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Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,464	100		2,464	173,567
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FOP	672	30		202	14,229
FOP	672	30		202	14,229
TOTALS	6,272			5,332	375,591

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	0	11.25	88.75

3 M/FAM ROW 0% - 2022 Heated Area: 4928 HX Base Yr



200 SE SUNDIAL PL, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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 3 of 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL MARKET VALUE	3,984,854
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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	3,984,854

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$.

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 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 212,160 Market: 0 Agricultural: 0 Common: 212,160 PRINTED 11/17/2026 BY SYS

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

2027

17-4S-17-08437-000

BUILDING CHARACTERISTICS

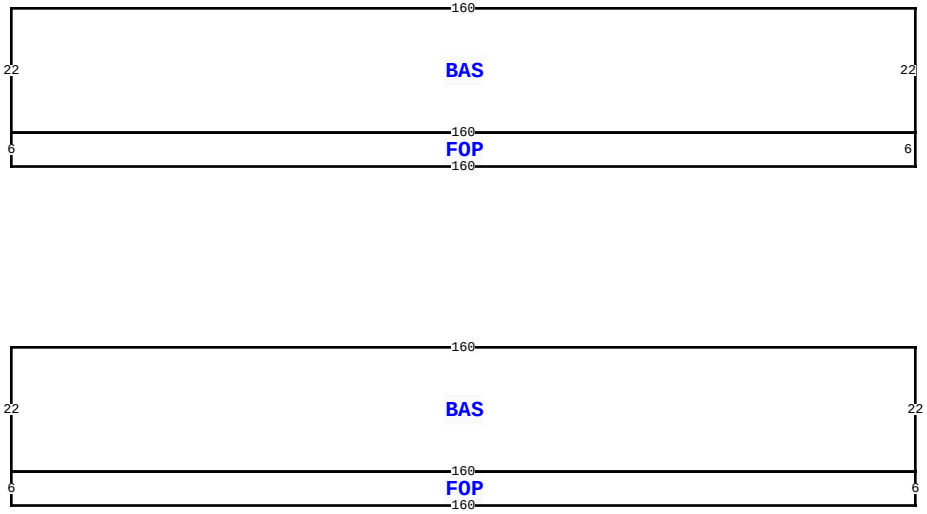
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
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Roof Structur	03	GABLE/HIP 100
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Interior Floo	06	VINYL ASB 30
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Bedrooms		0 100
Bathrooms		1 100
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Story Height		8 100
RMS		2 100
Stories	2.	2. 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	17417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,520	100		3,520	240,923
BAS	3,520	100		3,520	240,923
FOP	960	30		288	19,712
FOP	960	30		288	19,712
TOTALS	8,960			7,616	521,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	7,616	105.6460	77.12	587,346	1985	2015	0	0	0	11.25	88.75

4 M/FAM ROW 0% - 2022 Heated Area: 7040 HX Base Yr



200 SE SUNDIAL PL, 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 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	3,984,854

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= W160 S22 FOP= S6 E160 N6 W160$ E160 N22$ PTR= N60 BAS= W160S22 FOP= S6 E160 N6W160$ E160 N22$ S60$.

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 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 212,160 Market: 0 Agricultural: 0 Common: 212,160 PRINTED 11/17/2026 BY SYS

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

2027

17-4S-17-08437-000

BUILDING CHARACTERISTICS

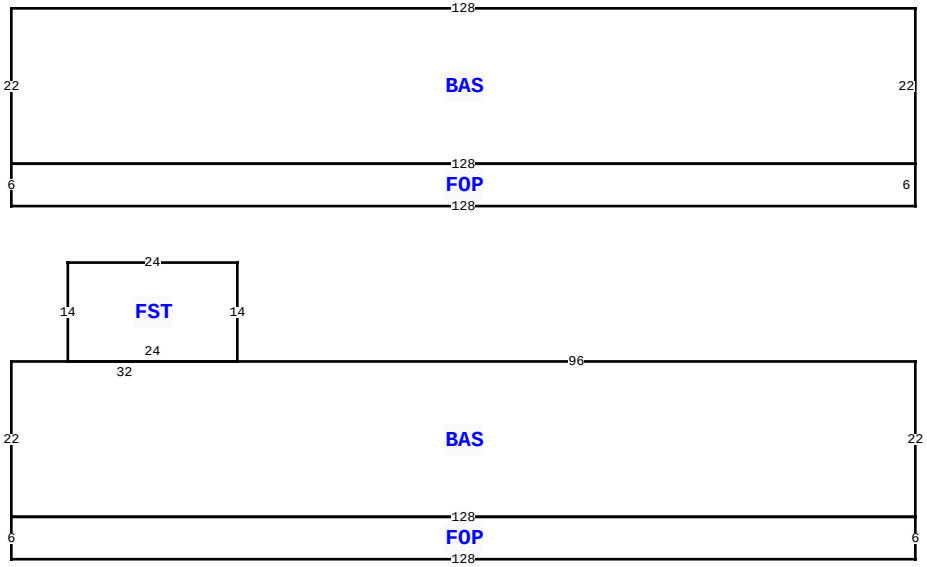
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
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RMS		0 100
Stories	2.	2. 100
Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		17417.020 1.00/

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	0	11.25	88.75

5 M/FAM ROW 0% - 2022 Heated Area: 5632 HX Base Yr



200 SE SUNDIAL PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 6 2

VALUATION SUMMARY

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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	3,984,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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= 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 $.

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

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

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R/W OF US-441, N 36 DEG W ALONG

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BUILDING CHARACTERISTICS

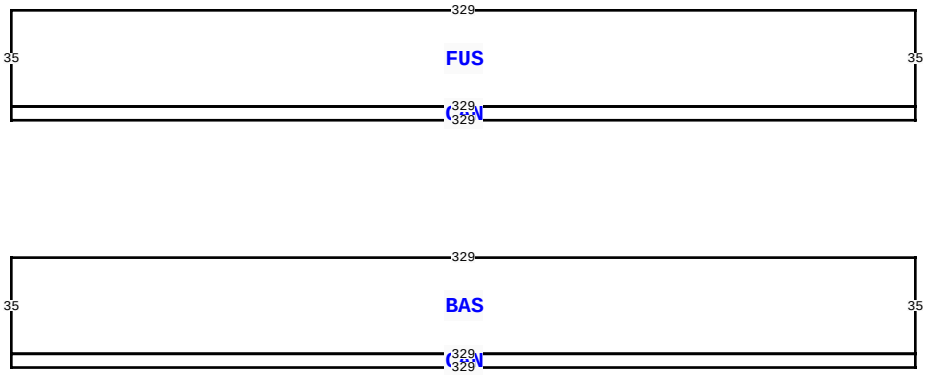
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,515	100		11,515	773,324
CAN	1,645	30		494	33,176
CAN	1,645	30		494	33,176
FUS	11,515	100		11,515	773,324
TOTALS	26,320			24,018	1,613,001

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	0	10.00	90.00

6 M/FAM ROW 0% - 2022 Heated Area: 23030 HX Base Yr



200 SE SUNDIAL PL, 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

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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	3,984,854

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= 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 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 05/09/2024 BY TP Total Acres: 6.63 Total Land Value: 212,160 Market: 0 Agricultural: 0 Common: 212,160 PRINTED 11/17/2026 BY SYS