COMM SE COR OF NW1/4, RUN N 60 F
RUN W 823.11 FT TO E R/W OF RD,
R/W 1514.05 FT, NE'LY 305.93 FT

SUWANNEE VALLEY RESORT LLC
786 NW STEPHEN FOSTER DR
WHITE SPRINGS, FL 32096

2027

18-2S-16-01638-000

BUILDING CHARACTERISTICS

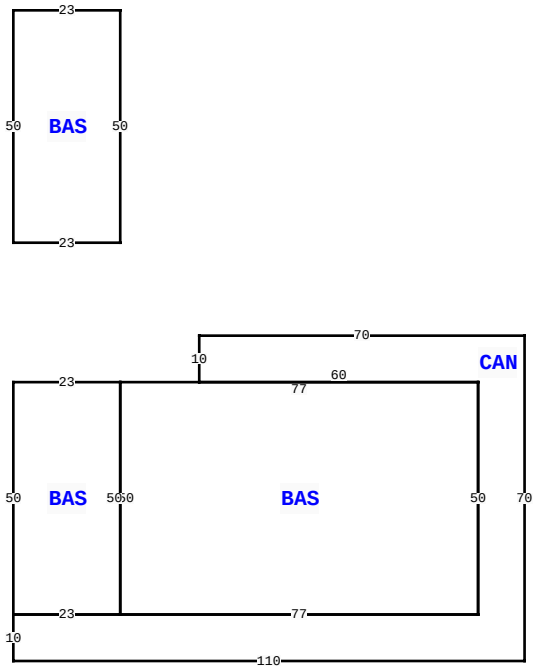
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	09	ENG F AIR 100
Plumbing		27 100
Frame	05	STEEL 100
Story Height		20 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3600	CAMPS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100		1,150	40,751
BAS	1,150	100		1,150	40,751
BAS	3,850	100		3,850	136,425
CAN	2,300	30		690	24,450
TOTALS	8,450			6,840	242,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	06	6,840	131.2495	70.87	484,751	1974	1975	0	0	0	50.00	50.00

1 REC FACIL 0% - 0 Heated Area: 6150 HX Base Yr



786 NW STEPHEN FOSTER DR, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	290,048
TOTAL MARKET OB/XF VALUE	400,390
TOTAL LAND VALUE - MARKET	219,750
TOTAL MARKET VALUE	910,188
SOH/AGL Deduction	29,255
ASSESSED VALUE	880,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	880,933
TOTAL JUST VALUE	910,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	910,701

PRMT:3:1: UTILITY SHED

LAND:2:2: ADJ IS FOR FOR GOOD RIVER FRONTAGE

LAND:2:1: TOTAL AC 30.00:29.95 AC AE/N(CAMPGR)-.05

XFOB:6:1: CHAPEL TREATED AS WOOD FRAME BARN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053287	Roof Replacement	3,800	06/02/2025
000049195	Roof Replacement	10,300	03/08/2024
000049177	Roof Replacement	9,900	03/08/2024
000047959	Roof Replacement	7,500	08/23/2023
000044376	Electrical Servic	0	05/09/2022
29983	POOL	460	03/07/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/1659	9/30/2014	WD	U	I	30	850,000
GRANTOR: KEVIN D & JESSICA M F						
GRANTEE: SUWANNEE VALLEY RES						
1197/2014	6/30/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (DUCHA						
GRANTEE: KEVIN D & JESSICA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E77 N50 W77 BAS= W23 S50 E23 N50$ S50 CAN= W23 S10E110 N70 W70 S10 E60 S50 W77$ PTR= N80 BAS= N50 W23 S50 E23$ S80$.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	780	
2	0270	POOL COMM	0	0	0	0	1.00	UT	85.00	85.00	100	0	0	3	100	20,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	680	
4	9915	RV SITE	0	0	0	0	97.00	UT	3,000.00	3,000.00	100	0	0	3	100	291,000	
5	0296	SHED METAL	0	0	24	50	1,200.00	UT	9.00	9.00	100	2018	2018	3	100	10,800	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
7	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
10	0040	BARN,POLE	0	0	20	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

TOTAL OB/XF 331,560

LAND DESCRIPTION

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	8220	C	RECREATION	0		00	0.00	0.00	29.30	AC		1.00	1.00	1.50	5,000.00	7,500.00	219,750							

REVIEW DATE 07/21/2025 BY chuck Total Acres: 29.30 Total Land Value: 219,750 Market: 0 Agricultural: 0 Common: 219,750 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NW1/4, RUN N 60 F
RUN W 823.11 FT TO E R/W OF RD,
R/W 1514.05 FT, NE'LY 305.93 FT

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2027

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BUILDING CHARACTERISTICS

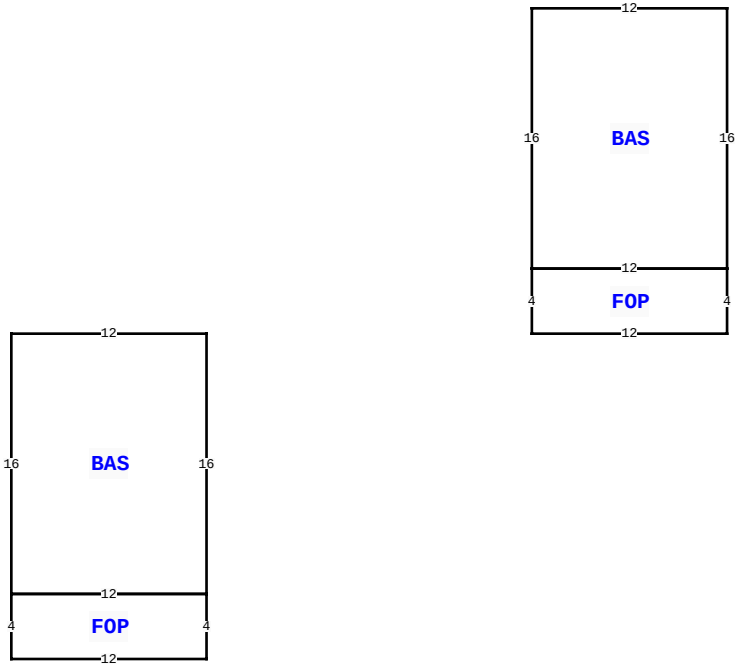
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3600	CAMPS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	9,821
BAS	192	100		192	9,821
FOP	48	35		17	870
FOP	48	35		17	870
TOTALS	480			418	21,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	418	100.0000	93.00	38,874	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 384 HX Base Yr



786 NW STEPHEN FOSTER DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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
11	0084	DOCK-RIVER	0	0	0	0	1,500.00	UT	14.50	14.50	100	2004	2004	3	40	8,700	
12	0296	SHED METAL	0	0	16	20	320.00	UT	7.00	7.00	100	2005	2005	3	100	2,240	
13	0169	FENCE/WOOD	0	0	0	0	3,700.00	UT	15.50	15.50	100	2012	2012	3	100	57,350	
14	0070	CARPORT UF	0	0	15	24	360.00	UT	1.50	1.50	100	2018	2018	3	100	540	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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BUILDING MARKET VALUE	290,048
TOTAL MARKET OB/XF VALUE	400,390
TOTAL LAND VALUE - MARKET	219,750
TOTAL MARKET VALUE	910,188
SOH/AGL Deduction	29,255
ASSESSED VALUE	880,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	880,933
TOTAL JUST VALUE	910,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	910,701

LAND:3:1: .05 = 2300 FOR HX LAND

PRMT:1:1: 24X56

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23044	STORAGE	35	04/20/2005
14835	PUMP/UTPOL	30	12/17/1998
7971	M H	100	01/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/1659	9/30/2014	WD	U	I	30	850,000
GRANTOR: KEVIN D & JESSICA M F						
GRANTEE: SUWANNEE VALLEY RES						
1197/2014	6/30/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (DUCHA						
GRANTEE: KEVIN D & JESSICA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S16 FOP= S4 E12 N4 W12$ E12 N16$ PTR= E20 FOP= E12 N4 BAS= N16 W12 S16 E12$ W12 S4$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 68,830

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 07/21/2025 BY chuck Total Acres: 29.30 Total Land Value: 219,750 Market: 0 Agricultural: 0 Common: 219,750 PRINTED 11/17/2026 BY SYS

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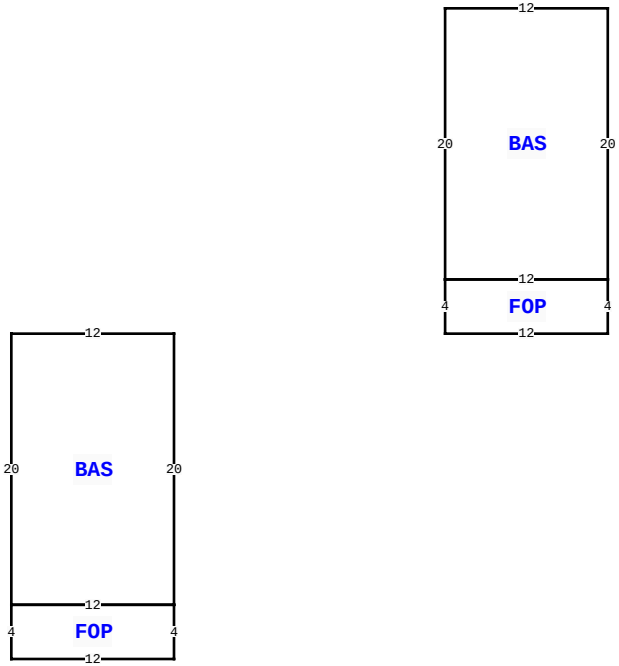
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NEIGHBORHOOD/LOC	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	12,276
BAS	240	100		240	12,276
FOP	48	35		17	870
FOP	48	35		17	870
TOTALS	576			514	26,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	514	100.0000	93.00	47,802	2004	2004	0	0	0	45.00	55.00

3 MANUF 1 0% - 0 Heated Area: 480 HX Base Yr



786 NW STEPHEN FOSTER DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
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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 3 — 3

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ASSESSED VALUE	880,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	880,933
TOTAL JUST VALUE	910,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	910,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S20 FOP= S4 E12 N4 W12$ E12 N20$ PTR= E20 FOP= E12 N4 BAS= N20 W12 S20 E12$ W12 S4$ W20$.

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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