BEG SW COR OF NW1/4 OF SE1/4, RU FT TO S R/W CR-133-B, E ALONG R/ FT, S 1280.54 FT, W 849.16 FT TO

THROWDOWN INVESTMENTS INC
287 RACE TRACK RD
LAKE CITY, FL 32025

2027

21-4S-17-08638-002

BUILDING CHARACTERISTICS

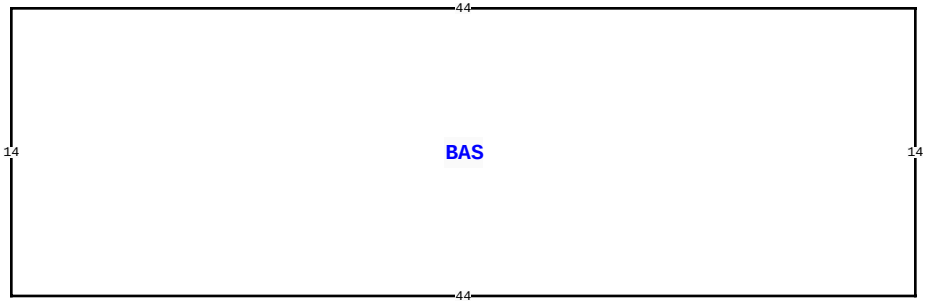
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	3700	RACE TRACKS,ALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	13,027
TOTALS	616			616	13,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	616	88.1100	52.87	32,568	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 616 HX Base Yr



219 SE ROXANNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	33,566
TOTAL MARKET OB/XF VALUE	55,030
TOTAL LAND VALUE - MARKET	227,500
TOTAL MARKET VALUE	316,096
SOH/AGL Deduction	31,932
ASSESSED VALUE	284,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,164
TOTAL JUST VALUE	316,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,096

LAND:1:1: COMMERCIAL PROP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045206	Electrical Servic	10,000	08/17/2022
000045207	Electrical Servic	10,000	08/17/2022
000041839	Remodel	1,000	12/17/2021
15677	M H	125	06/22/1999
13451	M H	125	12/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1556	5/09/2022	WD	U	I	37	700,000
GRANTOR: NFR HOLDINGS LLC						
GRANTEE: THROWDOWN INVESTMEN						
1074/1038	2/15/2006	WD	Q	I	01	24,400
GRANTOR: NEW LAKE CITY SPEEDWA						
GRANTEE: NFR HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E44 N14$.

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	0294	SHED WOOD/	0	0	36	18	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,460	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,180	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,130	
6	0294	SHED WOOD/	0	0	27	22	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
7	0211	GAS TANK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,320	
9	0044	BLEACHERS	0	0	240	34	8,160.00	UT	2.00	2.00	100	0	0	3	100	16,320	
10	0040	BARN,POLE	0	0	42	96	4,032.00	UT	5.00	5.00	75	2017	2017	3	75	15,120	

TOTAL OB/XF 55,030

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	3700	C	RACE TRACK	0		00	0.00	0.00	25.00	AC		1.00	1.00	1.30	7,000.00	9,100.00	227,500							

REVIEW DATE 06/22/2017 BY DR Total Acres: 25.00 Total Land Value: 227,500 Market: 0 Agricultural: 0 Common: 227,500 PRINTED 11/17/2026 BY SYS

BEG SW COR OF NW1/4 OF SE1/4, RU FT TO S R/W CR-133-B, E ALONG R/ FT, S 1280.54 FT, W 849.16 FT TO

THROWDOWN INVESTMENTS INC
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BUILDING CHARACTERISTICS

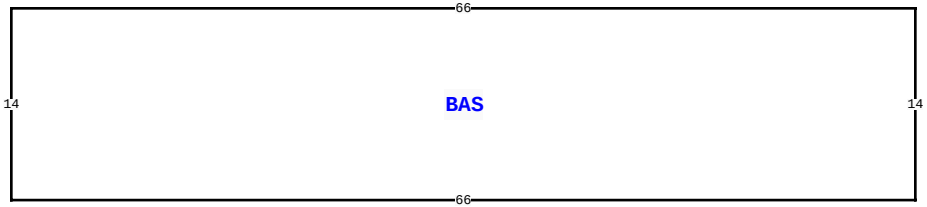
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	3700	RACE TRACKS,ALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,539
TOTALS	924			924	20,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	92.6100	55.57	51,347	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



219 SE ROXANNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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 2 — 2

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NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: NFR HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 06/22/2017 BY DR Total Acres: 25.00 Total Land Value: 227,500 Market: 0 Agricultural: 0 Common: 227,500 PRINTED 11/17/2026 BY SYS