

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

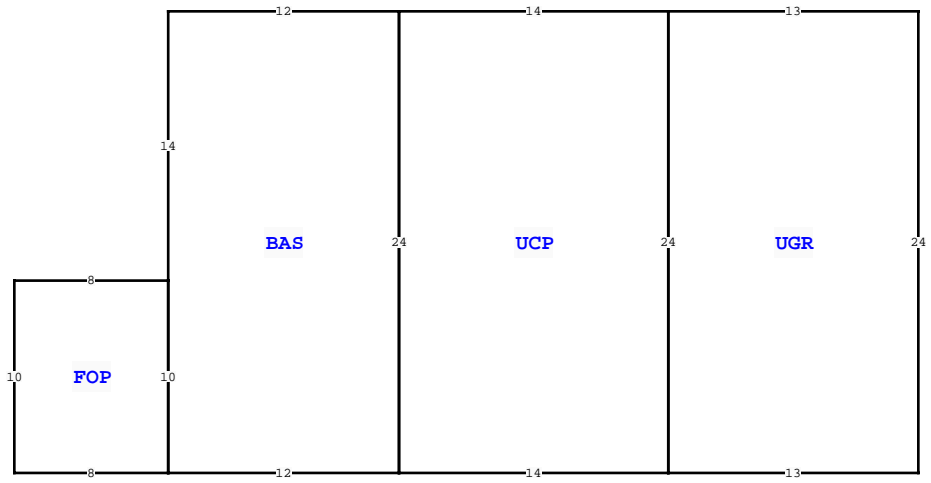
2026

24-4S-16-03103-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		0 100	
Bathrooms		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	288	100	10,178
FOP	80	35	989
UCP	336	20	2,368
UGR	312	45	4,948
TOTALS	1,016		18,483

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0102	02	523	95.0000	58.90	30,805	1985	1985	0	0	40.00	60.00
45 STRG/CONV 0% - 2022 Heated Area: 288 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 46	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				1,067,730		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,414,130		
SOH/AGL Deduction				44,824		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,414,130		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,414,130		
XFOB:32:1: LOT 26						
BLDG:53:1: LOT 9 # 122						
BLDG:47:1: LOT 4 # 120						
BLDG:95:1: LOT 56 # 296						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000054989	Electrical Servic		02/18/2026			
000053305	Electrical Servic		06/03/2025			
000049322	Electrical Servic	0	03/01/2024			
000047649	Mobile Home		07/12/2023			
000047255	Electrical Servic	0	05/17/2023			
000047145	Electrical Servic	0	05/04/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						
BUILDING NOTES						
BUILDING DIMENSIONS						
UGR= W13 UCP= W14 BAS= W12 S14 FOP= W8 S10 E8 N10\$ S10 E12 N24\$ S24 E14 N24\$ S24 E13 N24\$.						

EXTRA FEATURES															115 SW LASSO DR, LAKE CITY		
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	0259	MHP HOOKUP	0	0	0	0	57.00	UT	4,300.00	4,300.00	100	0	0	3	100	245,100	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	1974	1974	3	100	200	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1973	1973	3	100	200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	1978	1978	3	100	200	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	1973	1973	3	100	200	
7	0285	SALVAGE	0	0	56	12	1.00	UT	0.00	0.00	100	1979	1979	3	100	100	
8	0285	SALVAGE	0	0	52	12	1.00	UT	0.00	0.00	100	1981	1981	3	100	100	
9	0285	SALVAGE	0	0	52	14	1.00	UT	0.00	0.00	100	1981	1981	3	100	100	
10	0285	SALVAGE	0	0	76	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION										TOTAL OB/XF										251,300				
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
1	2810	C	MH PARK	0		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	9,000.00	9,000.00	93,600							

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

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 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
TOTALS	1,344		35,417

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
46	MOBILE HME	0%	- 2022		88,543	1975	1975	0	0	60.00	40.00												
				Heated Area: 1344			HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%;"> <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>04/09/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/09/2025	MLU																		

COLUMBIA COUNTY PROPERTY				PAGE 2 of 46	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,067,730		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,414,130		
SOH/AGL Deduction				44,824		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,414,130		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,414,130		
BLDG:94:1: LOT 54 # 278						
BLDG:93:1: LOT 53 # 268						
BLDG:92:1: LOT 52 # 260						
BLDG:91:1: LOT 51 # 250						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000045436	Electrical Servic	0	09/13/2022			
000044734	Mobile Home		06/21/2022			
000043697	Electrical Servic	0	02/14/2022			
26818	M H	375	03/04/2008			
24742	M H	275	07/12/2006			
24691	M H	275	06/28/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W56 S24 E56 N24 \$						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
11	0285	SALVAGE	0	0	46	23	1.00	UT	0.00	0.00	100
12	0285	SALVAGE	0	0	56	24	1.00	UT	0.00	0.00	100
13	0285	SALVAGE	0	0	69	14	1.00	UT	0.00	0.00	100
14	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100
15	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100
16	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100
TOTAL OB/XF 1,500											

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	14	CARPET		80	
Interior Floo	08	SHT VINYL		20	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms				3 100	
Bathrooms				2 100	
Stories	1.			1. 100	
Units				0 100	
Condition Adj	03			03 100	
Quality	05			05	
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	24416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,450
TOTALS	960			960	26,450

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
47	MOBILE HME	0%	- 2022								
Heated Area: 960					HX Base Yr						
<div style="border: 1px solid black; width: 400px; height: 300px; margin: auto; position: relative;"> 40 40 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>											
115 SW LASSO DR, LAKE CITY										BLD DATE	
										XF DATE	
										INC DATE	
										LGL DATE	
										LAND DATE	04/09/2025
										AG DATE	MLU

COLUMBIA COUNTY PROPERTY				PAGE 3 of 46	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,067,730		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,414,130		
SOH/AGL Deduction				44,824		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,414,130		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,414,130		
BLDG:90:1: LOT 50 # 240						
BLDG:89:1: LOT 49 # 232						
BLDG:88:1: LOT 47 # 214						
BLDG:87:1: LOT 46 # 202						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
24692	M H	275	06/28/2006			
14775	M H	125	12/14/1998			
14649	M H	125	10/20/1998			
14514	M H	125	09/14/1998			
12617	M H	125	06/06/1997			
11610	M H	125	09/03/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W40 S24 E40 N24 \$						

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										0				
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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	14	CARPET		80	
Interior Floo	08	SHT VINYL		20	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03	03		100	
Quality	05	05			
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	24416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,458
TOTALS	924			924	25,458

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
49	MOBILE HME	0%	- 2022		68.88	63,645	1990	1990	0	0	60.00	40.00
Heated Area: 924						HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
115 SW LASSO DR, LAKE CITY												
04/09/2025 MLU												

COLUMBIA COUNTY PROPERTY		PAGE 4 of 46	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,067,730		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,414,130		
SOH/AGL Deduction	44,824		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,414,130		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,414,130		

BLDG:86:1:	LOT 45	# 194	
BLDG:85:1:	LOT 44	# 184	
BLDG:84:1:	LOT 43	# 174	
XFOB:31:1:	LOT 48		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10054	M H	125	08/08/1995
8211	M H	125	03/30/1994
7517	M H	60	08/25/1993
7518	M H	60	08/25/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

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
115 SW LASSO DR, LAKE CITY																	
TOTAL OB/XF 0																	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W66 S14 E66 N14\$.									

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

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 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	26	ALM SIDING	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	02	ROLL COMP	100	
Interior Wall	04	PLYWOOD	100	
Interior Floo	14	CARPET	80	
Interior Floo	08	SHT VINYL	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Stories	1.	1.	100	
Units		0	100	
Condition Adj	03	03	100	
Quality	05	05		
DOR CODE	2802MH PARK			
MAP NUM		MKT AREA	06	
NEIGHBORHOOD/LOC	24416.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	840	100		840
				20,106
TOTALS	840			840
				20,106

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0801	02	840	108.8000	59.84	50,266	1985	1985	0	0	60.00	40.00
50 MH/NOTITLE 0% - 2022 Heated Area: 840 HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 35 35 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>											
115 SW LASSO DR, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/09/2025		MLU			

COLUMBIA COUNTY PROPERTY				PAGE 5 of 46	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 2		
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TOTAL MARKET OB/XF VALUE				252,800		
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TOTAL MARKET VALUE				1,414,130		
SOH/AGL Deduction				44,824		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,414,130		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,414,130		
BLDG:83:1: LOT 42 # 164						
BLDG:82:1: LOT 41 # 154						
BLDG:81:1: LOT 40 # 146						
BLDG:80:1: LOT 39 # 136						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W35 S24 E35 N24\$.						

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										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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	26	ALM SIDING	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	02	ROLL COMP	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	24416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,128
TOTALS	924			924	24,128

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
53	MOBILE HME	0%	- 2022																				
				Heated Area: 924																			
					HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/09/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/09/2025																				
INC DATE		AG DATE	MLU																				

115 SW LASSO DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 8 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,067,730	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,414,130	
SOH/AGL Deduction		44,824	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,414,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
BLDG:71:1: LOT 29 #193			
BLDG:70:1: LOT 28 # 203			
BLDG:69:1: LOT 27 # 211			
BLDG:68:1: LOT 24			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

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

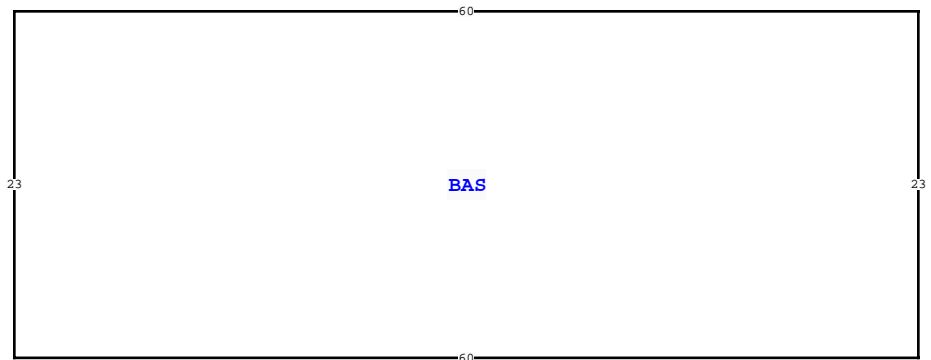
COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,380	100	
TOTALS	1,380		1,380 37,359

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
54	MOBILE HME	0%	- 2022								
Heated Area: 1380						HX Base Yr					
											
115 SW LASSO DR, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/09/2025		MLU			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 9 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,067,730	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,414,130	
SOH/AGL Deduction		44,824	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,414,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
BLDG:67:1: LOT 23			
BLDG:66:1: LOT 22			
BLDG:65:1: LOT 21 # 269			
BLDG:64:1: LOT 20 #239			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S23 E60 N23\$.											

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Units	0 100				
Condition Adj	03	03	100		
Quality	05 05				
DOR CODE	2802MH PARK				
MAP NUM	MKT AREA		06		
NEIGHBORHOOD/LOC	24416.020		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	35,085
TOTALS	1,296			1,296	35,085

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
58	MOBILE HME	0%	- 2022		Heated Area: 1296					HX Base Yr	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
TOTALS	1,296				1,296					35,085	

115 SW LASSO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 11 of 46	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,067,730		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,414,130		
SOH/AGL Deduction	44,824		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,414,130		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,414,130		
BLDG:59:1: LOT 15 (A) #164			
BLDG:58:1: LOT 14 # 120			
BLDG:57:1: LOT 13			
BLDG:56:1: LOT 12			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S27 E48 N27S.	

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

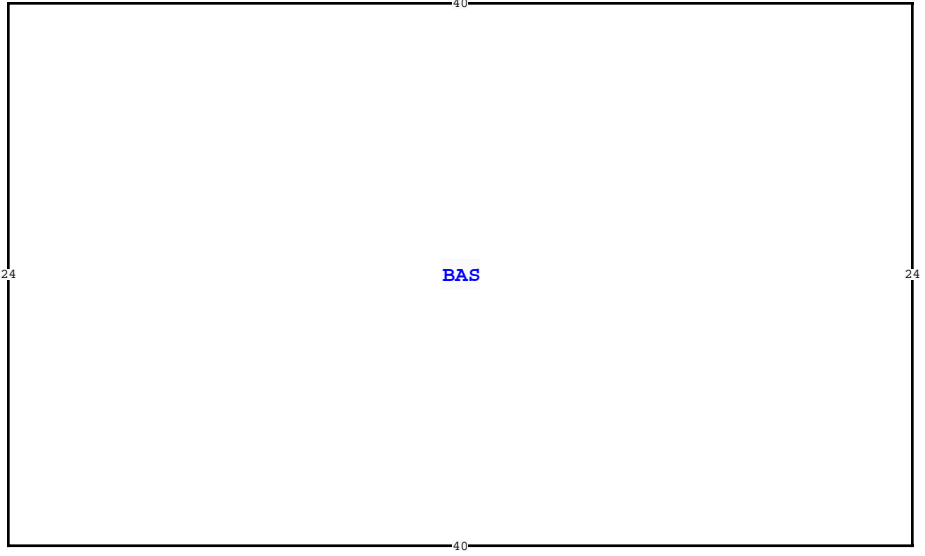
2026

24-4S-16-03103-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		26,680

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	960	115.8000	69.48	66,701	1996	1996	0	0	60.00	40.00
59 MOBILE HME 0% - 2022 Heated Area: 960 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 12 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,067,730	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,414,130	
SOH/AGL Deduction		44,824	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,414,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
BLDG:55:1: LOT 11			
BLDG:54:1: LOT 10 # 144			
BLDG:52:1: LOT 8 B			
BLDG:51:1: LOT 8A #171			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W40 S24 E40 N24\$.									

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	26	ALM SIDING	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	02	ROLL COMP	100	
Interior Wall	04	PLYWOOD	100	
Interior Floo	14	CARPET	80	
Interior Floo	08	SHT VINYL	20	
Air Condition	02	WINDOW	100	
Heating Type	01	NONE	100	
Bedrooms		3	100	
Bathrooms		1.5	100	
Stories	1.	1.	100	
Units		0	100	
Condition Adj	03	03	100	
Quality	05	05		
DOR CODE	2802MH PARK			
MAP NUM		MKT AREA		06
NEIGHBORHOOD/LOC	24416.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	924	100		924
				21,688
TOTALS	924			924
				21,688

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
63	MOBILE HME	0%	- 2022		Heated Area: 924					HX Base Yr													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/09/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/09/2025																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY				PAGE 15 of 46	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,067,730		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,414,130		
SOH/AGL Deduction				44,824		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,414,130		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,414,130		
PRMT: 8:1: WHITE/LT 53						
XFOB: 7:1: LOT 10						
PRMT: 7:1: LOT 15-A						
BLDG: 7:1: LOT 7						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W66 S14 E66 N14\$.						

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					0							
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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	26	ALM	SIDING	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	14	CARPET		80	
Interior Floo	08	SHT	VINYL	20	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR	DUCTED	100	
Bedrooms		2		100	
Bathrooms		1		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	01	01		100	
Quality	05	05			
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	24416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	15,766
TOTALS	728			728	15,766

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	728	90.2400	54.14	39,414	1980	1980	0	0	60.00	40.00
66 MOBILE HME 0% - 2022 Heated Area: 728 HX Base Yr											
115 SW LASSO DR, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/09/2025		MLU			

COLUMBIA COUNTY PROPERTY				PAGE 17 of 46	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				1,067,730	
TOTAL MARKET OB/XF VALUE				252,800	
TOTAL LAND VALUE - MARKET				93,600	
TOTAL MARKET VALUE				1,414,130	
SOH/AGL Deduction				44,824	
ASSESSED VALUE				1,369,306	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,369,306	
TOTAL JUST VALUE				1,414,130	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,414,130	
PRMT:5:1: LOT 45-14 X 70 MH					
BLDG:44:1: LOT 54					
BLDG:43:1: LOT 53					
BLDG:42:1: LOT 50					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W52 S14 E52 N14 \$											

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	920	100	
TOTALS	920		23,802

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
68	MOBILE HME	0%	- 2022																				
Heated Area: 920						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>04/09/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/09/2025	MLU																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 19 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,067,730	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,414,130	
SOH/AGL Deduction		44,824	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,414,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
BLDG: 38:1: LOT 44			
BLDG: 37:1: LOT 43			
BLDG: 36:1: LOT 42			
BLDG: 35:1: LOT 41			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

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
115 SW LASSO DR, LAKE CITY																
TOTALS 0																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W40 S23 E40 N23 \$											

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

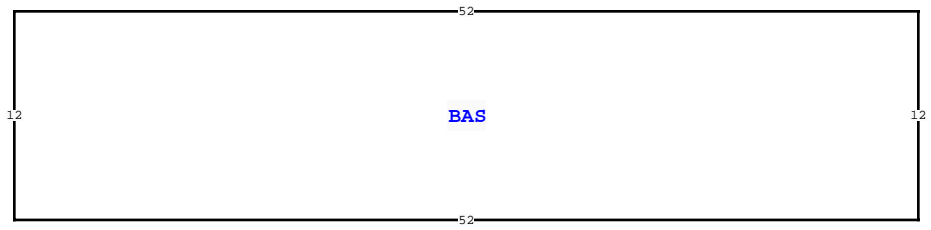
COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	
TOTALS	624		624 16,444

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
70	MOBILE HME	0%	- 2022									Heated Area: 624 HX Base Yr		
														
115 SW LASSO DR, LAKE CITY														
				BLD DATE					LGL DATE	04/09/2025 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 21 of 46	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 2	
BUILDING MARKET VALUE				1,067,730	
TOTAL MARKET OB/XF VALUE				252,800	
TOTAL LAND VALUE - MARKET				93,600	
TOTAL MARKET VALUE				1,414,130	
SOH/AGL Deduction				44,824	
ASSESSED VALUE				1,369,306	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,369,306	
TOTAL JUST VALUE				1,414,130	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,414,130	
BLDG:30:1: LOT 36					
BLDG:3:1: LOT 3					
PRMT:3:1: 24X60					
BLDG:29:1: LOT 35					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W52 S12 E52 N12\$.													

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			

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	26	ALM	SIDING	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	02	ROLL	COMP	100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	14	CARPET		80	
Interior Floo	08	SHT	VINYL	20	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR	DUCTED	100	
Bedrooms		3		100	
Bathrooms		1.5		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03	03		100	
Quality	05	05			
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	24416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	24,023
TOTALS	920			920	24,023

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
71	MOBILE HME	0%	- 2022								
Heated Area: 920						HX Base Yr					
115 SW LASSO DR, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/09/2025		MLU			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 22 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,067,730	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,414,130	
SOH/AGL Deduction		44,824	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,414,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
BLDG: 28:1: LOT 34			
BLDG: 27:1: LOT 33			
BLDG: 26:1: LOT 32			
BLDG: 25:1: LOT 31			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S23 E40 N23\$.

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

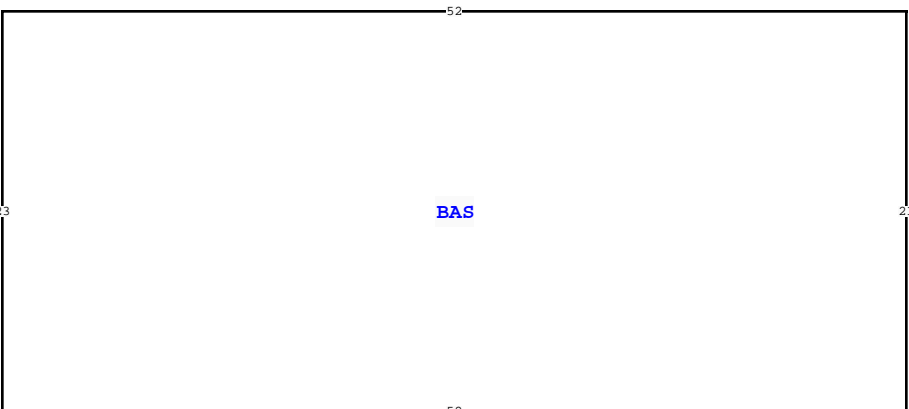
COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
02	ROLL COMP 100				
04	PLYWOOD 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
	Units	0	100		
03	Condition Adj	03	100		
	Quality	05	05		
	DOR CODE	2802MH PARK			
	MAP NUM	MKT AREA	06		
	NEIGHBORHOOD/LOC	24416.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	28,101
TOTALS	1,196			1,196	28,101

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0801	02	1,196	106.8000	58.74	70,253	1985	1985	0	0	60.00	40.00													
72 MH/NOTITLE 0% - 2022			Heated Area: 1196			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>04/09/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				04/09/2025	MLU																			

115 SW LASSO DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,067,730		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,414,130		
SOH/AGL Deduction	44,824		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,414,130		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,414,130		
BLDG: 24:1: LOT 30			
BLDG: 23:1: LOT 29			
BLDG: 22:1: LOT 26			
BLDG: 21:1: LOT 25			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1567/1508	5/05/2026	QC	U	I	11	100	
GRANTOR: SANCHEZ ROBERT							
GRANTEE: CANNON CREEK PARK,							
1439/368	6/02/2021	WD	Q	I	05	1,800,000	
GRANTOR: LO EXCLUSIVO LLC							
GRANTEE: SANCHEZ ROBERT							

EXTRA FEATURES	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W52 S23 E52 N23\$.

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	26	ALM	SIDING	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	14	CARPET		80	
Interior Floo	08	SHT	VINYL	20	
Air Condition	02	WINDOW		100	
Heating Type	04	AIR	DUCTED	100	
Bedrooms		3		100	
Bathrooms		2		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03	03		100	
Quality	05	05			
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	24416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,793
TOTALS	924			924	24,793

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
73	MOBILE HME	0%	- 2022								
Heated Area: 924						HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>											
115 SW LASSO DR, LAKE CITY				BLD DATE		LGL DATE		04/09/2025	MLU		
				XF DATE		LAND DATE					
				INC DATE		AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 24 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,067,730	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,414,130	
SOH/AGL Deduction		44,824	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,414,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
BLDG:20:1: LOT 24			
BLDG:2:1: LOT 1			
PRMT:2:1: 14X65			
BLDG:19:1: LOT 23			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
04	PLYWOOD 100		
14	CARPET 80		
08	SHT VINYL 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	2	100
	Bathrooms	1	100
1.	Stories	1.	100
	Units	0	100
01	Condition Adj	01	100
	Quality	01	01
	DOR CODE	2802MH PARK	
	MAP NUM	MKT AREA	06
	NEIGHBORHOOD/LOC	24416.020 1.00/	
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	624	100
		624	9,867
	TOTALS	624	9,867

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
75	MOBILE HME	0%	- 2022		24,667	1981	1981	0	0	60.00	40.00
				Heated Area: 624	HX Base Yr						
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -100%);">52</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -100%);">52</div> <div style="position: absolute; left: -10px; top: 50%; transform: translateY(-50%);">12</div> <div style="position: absolute; right: -10px; top: 50%; transform: translateY(-50%);">12</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>											
				TOTALS	624					624	9,867

COLUMBIA COUNTY PROPERTY				PAGE 25 of 46	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				1,067,730	
TOTAL MARKET OB/XF VALUE				252,800	
TOTAL LAND VALUE - MARKET				93,600	
TOTAL MARKET VALUE				1,414,130	
SOH/AGL Deduction				44,824	
ASSESSED VALUE				1,369,306	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,369,306	
TOTAL JUST VALUE				1,414,130	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,414,130	
BLDG:18:1: LOT 22					
BLDG:17:1: LOT 21					
XFOB:16:1: LOT 52					
BLDG:16:1: LOT 20					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1567/1508	5/05/2026	QC	U	I	11	100	
GRANTOR: SANCHEZ ROBERT							
GRANTEE: CANNON CREEK PARK,							
1439/368	6/02/2021	WD	Q	I	05	1,800,000	
GRANTOR: LO EXCLUSIVO LLC							
GRANTEE: SANCHEZ ROBERT							

EXTRA FEATURES												BLD DATE		LGL DATE		LAND DATE						
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						
115 SW LASSO DR, LAKE CITY												04/09/2025	MLU									

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W52 S12 E52 N12 \$

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

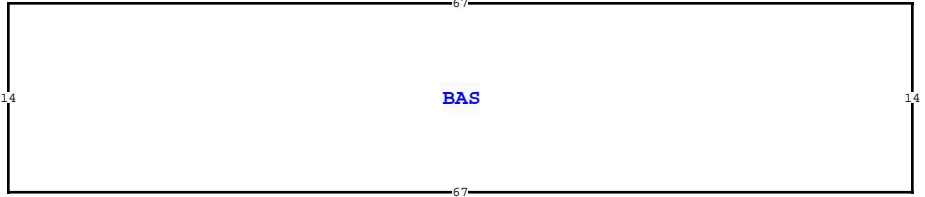
2026

24-4S-16-03103-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	938	100	24,493
TOTALS	938		24,493

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
76	MOBILE HME	0%	- 2022		Heated Area: 938					HX Base Yr		



COLUMBIA COUNTY PROPERTY				PAGE 26 of 46	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,067,730		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,414,130		
SOH/AGL Deduction				44,824		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,414,130		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,414,130		
BLDG:15:1: LOT 19						
XFOB:15:1: LOT 51						
XFOB:14:1: LOT 48						
BLDG:14:1: LOT 18						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						
BUILDING NOTES						
115 SW LASSO DR, LAKE CITY						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W67 S14 E67 N14 \$						

EXTRA FEATURES													BLD DATE		LGL DATE		LAND DATE		AG DATE	
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	04/09/2025	MLU		
115 SW LASSO DR, LAKE CITY																				

LAND DESCRIPTION													TOTAL OB/XF						0						
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	

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

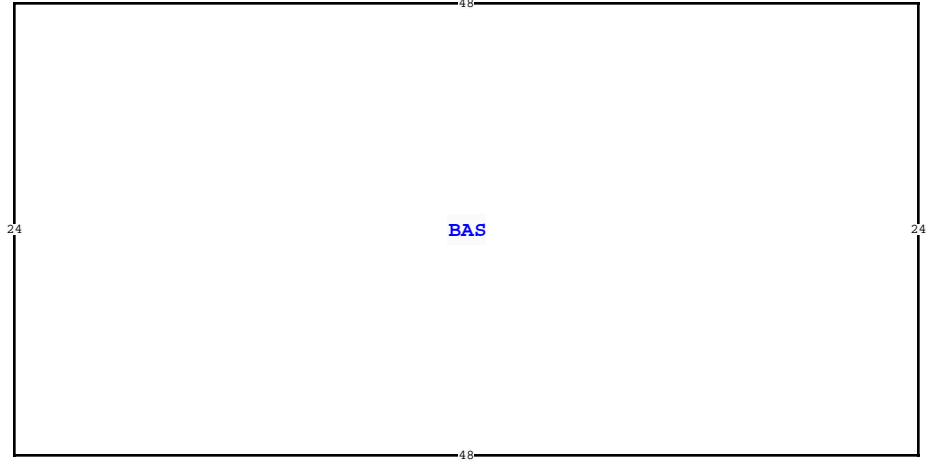
2026

24-4S-16-03103-011



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	26	ALM	SIDING	100		
Roof Structur	03	GABLE/HIP	100			
Roof Cover	02	ROLL COMP	100			
Interior Wall	04	PLYWOOD	100			
Interior Floo	14	CARPET	80			
Interior Floo	08	SHT VINYL	20			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		3	100			
Bathrooms		2	100			
Stories	1.	1.	100			
Units		0	100			
Condition Adj	03	03	100			
Quality	05	05				
DOR CODE	2802		MH PARK			
MAP NUM		MKT AREA		06		
NEIGHBORHOOD/LOC	24416.020		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,152	100		1,152	30,358	
TOTALS	1,152			1,152	30,358	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
77	MOBILE HME	0%	- 2022								
				Heated Area:	1152			HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 27 of 46
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,067,730
TOTAL MARKET OB/XF VALUE			252,800
TOTAL LAND VALUE - MARKET			93,600
TOTAL MARKET VALUE			1,414,130
SOH/AGL Deduction			44,824
ASSESSED VALUE			1,369,306
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,369,306
TOTAL JUST VALUE			1,414,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,414,130
XFOB:13:1:	LOT 47		
BLDG:13:1:	LOT 16		
XFOB:12:1:	LOT 28		
BLDG:12:1:	LOT 13		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1567/1508	5/05/2026	QC	U	I	11	100	
GRANTOR: SANCHEZ ROBERT							
GRANTEE: CANNON CREEK PARK,							
1439/368	6/02/2021	WD	Q	I	05	1,800,000	
GRANTOR: LO EXCLUSIVO LLC							
GRANTEE: SANCHEZ ROBERT							

EXTRA FEATURES		115 SW LASSO DR, LAKE CITY															
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/09/2025	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W48 S24 E48 N24 \$									

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	
TOTALS	624		624 16,444

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
88	MOBILE HME	0%	- 2022								
Heated Area: 624						HX Base Yr					

115 SW LASSO DR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/09/2025 MLU

COLUMBIA COUNTY PROPERTY		PAGE 38 of 46	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,067,730		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,414,130		
SOH/AGL Deduction	44,824		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,414,130		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,414,130		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W52 S12 E52 N12\$.

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	26	03	ALM SIDING	100	
Roof Structur	03	12	GABLE/HIP	100	
Roof Cover	12	04	MODULAR MT	100	
Interior Wall	04	14	PLYWOOD	100	
Interior Floo	14	08	CARPET	80	
Interior Floo	08	03	SHT VINYL	20	
Air Condition	03	04	CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Stories	1.		1.	100	
Units			0	100	
Condition Adj	03		03	100	
Quality	05		05		
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	24416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,712
TOTALS	1,440			1,440	40,712

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
91	MOBILE HME	0%	- 2022								
					Heated Area: 1440			HX Base Yr			

BAS

115 SW LASSO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
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

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	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 40 of 46
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,067,730
TOTAL MARKET OB/XF VALUE			252,800
TOTAL LAND VALUE - MARKET			93,600
TOTAL MARKET VALUE			1,414,130
SOH/AGL Deduction			44,824
ASSESSED VALUE			1,369,306
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,369,306
TOTAL JUST VALUE			1,414,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,414,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100

GRANTOR: SANCHEZ ROBERT
 GRANTEE: CANNON CREEK PARK,
 1439/368 6/02/2021 WD Q I 05 1,800,000
 GRANTOR: LO EXCLUSIVO LLC
 GRANTEE: SANCHEZ ROBERT

BUILDING NOTES

BUILDING DIMENSIONS														
BAS= W60 S24 E60 N24\$.														

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

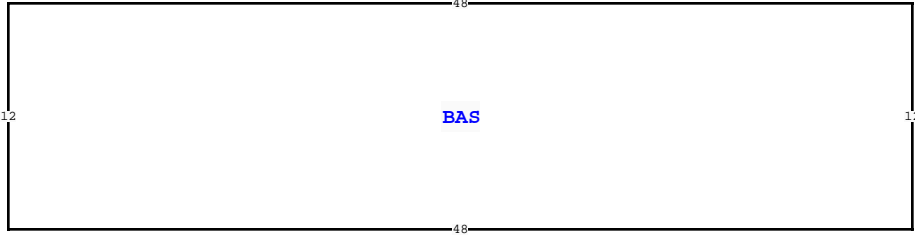
2026

24-4S-16-03103-011



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	26		ALM SIDING	100		
Roof Structur	02		SHED	100		
Roof Cover	01		MINIMUM	100		
Interior Wall	04		PLYWOOD	100		
Interior Floo	14		CARPET	80		
Interior Floo	08		SHT VINYL	20		
Air Condition	03		CENTRAL	100		
Heating Type	04		AIR DUCTED	100		
Bedrooms			2	100		
Bathrooms			1	100		
Stories	1.		1.	100		
Units			0	100		
Condition Adj	03		03	100		
Quality	05		05			
DOR CODE	2802MH PARK					
MAP NUM			MKT AREA			06
NEIGHBORHOOD/LOC	24416.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	576	100		576	14,488	
TOTALS	576			576	14,488	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	576	104.8000	62.88	36,219	1973	1973	0	0	60.00	40.00	
94 MOBILE HME 0% - 2022 Heated Area: 576 HX Base Yr												



115 SW LASSO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
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

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	

COLUMBIA COUNTY PROPERTY		PAGE 43 of 46	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,067,730
TOTAL MARKET OB/XF VALUE			252,800
TOTAL LAND VALUE - MARKET			93,600
TOTAL MARKET VALUE			1,414,130
SOH/AGL Deduction			44,824
ASSESSED VALUE			1,369,306
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,369,306
TOTAL JUST VALUE			1,414,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,414,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1567/1508	5/05/2026	QC	U	I	11	100	
GRANTOR: SANCHEZ ROBERT							
GRANTEE: CANNON CREEK PARK,							
1439/368	6/02/2021	WD	Q	I	05	1,800,000	
GRANTOR: LO EXCLUSIVO LLC							
GRANTEE: SANCHEZ ROBERT							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S12 E48 N12\$.

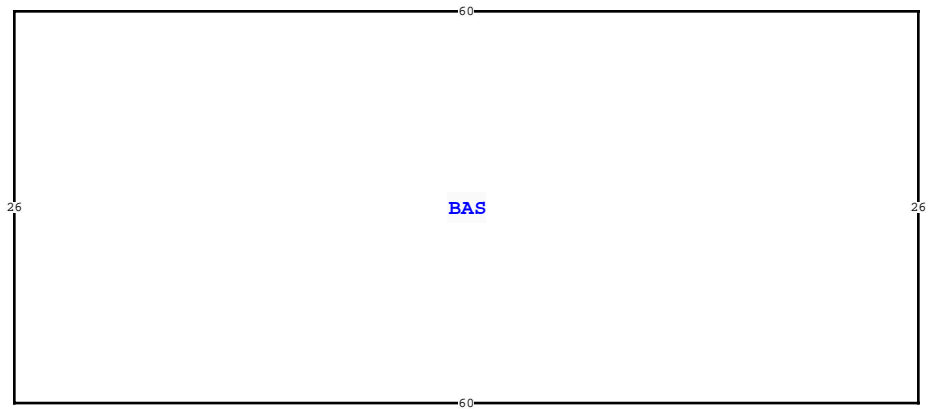
COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
TOTALS	1,560		1,560 42,232

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
95	MOBILE HME	0%	2022								
Heated Area: 1560					HX Base Yr						
											
115 SW LASSO DR, LAKE CITY										BLD DATE	
										XF DATE	
										INC DATE	
										LGL DATE	04/09/2025
										LAND DATE	MLU
										AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 44 of 46	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,067,730
TOTAL MARKET OB/XF VALUE			252,800
TOTAL LAND VALUE - MARKET			93,600
TOTAL MARKET VALUE			1,414,130
SOH/AGL Deduction			44,824
ASSESSED VALUE			1,369,306
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,369,306
TOTAL JUST VALUE			1,414,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,414,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S26 E60 N26\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

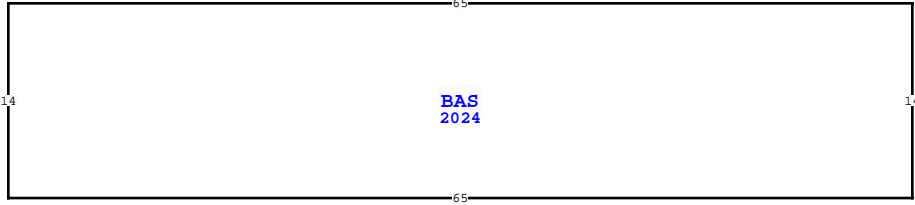
2026

24-4S-16-03103-011



ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802MH PARK	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	910	100
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
2024	910	21,975
TOTALS	910	21,975

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	910	100.6200	60.37	54,937	1984	1984	0	0	60.00	40.00	
96 MOBILE HME 0% - 2024 Heated Area: 910 HX Base Yr												



115 SW LASSO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
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

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

COLUMBIA COUNTY PROPERTY		PAGE 45 of 46	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,067,730		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,414,130		
SOH/AGL Deduction	44,824		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,414,130		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,414,130		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: CANNON CREEK PARK,						
1439/368	6/02/2021	WD	Q	I	05	1,800,000
GRANTOR: LO EXCLUSIVO LLC						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=10,10] S14 E65 N14 W65 \$

COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

CANNON CREEK PARK, LLC
 115 SW LASSO DR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2024
TOTALS	924		924
EXTRA FEATURES		SUBAREA MARKET VALUE	
		22,313	

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0800	02	924	100.6200	60.37	55,782	1986	1986	0	0	60.00	40.00															
97 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr																										
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2024</div> </div>																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE	04/09/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																								
XF DATE		LAND DATE	04/09/2025																							
INC DATE		AG DATE	MLU																							

L	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
115 SW LASSO DR, LAKE CITY																	
TOTALS 0																	

LAND DESCRIPTION															TOTAL OB/XF										
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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 46 of 46	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,067,730
TOTAL MARKET OB/XF VALUE			252,800
TOTAL LAND VALUE - MARKET			93,600
TOTAL MARKET VALUE			1,414,130
SOH/AGL Deduction			44,824
ASSESSED VALUE			1,369,306
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,369,306
TOTAL JUST VALUE			1,414,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,414,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	V	I	RSN CD	SALE PRICE
1567/1508	5/05/2026	QC	U	I		11	100
GRANTOR: SANCHEZ ROBERT							
GRANTEE: CANNON CREEK PARK,							
1439/368	6/02/2021	WD	Q	I		05	1,800,000
GRANTOR: LO EXCLUSIVO LLC							
GRANTEE: SANCHEZ ROBERT							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=10,10] S14 E66 N14 W66 \$