

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

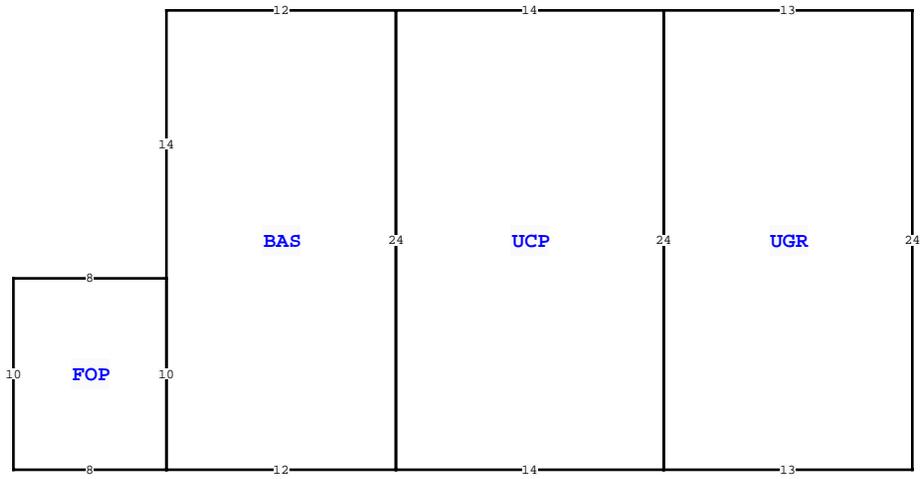
2026

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 Floo	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	10,506
FOP	80	35		28	1,021
UCP	336	20		67	2,444
UGR	312	45		140	5,107
TOTALS	1,016			523	19,079

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	60.80	31,798	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 BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				1,119,585		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,465,985		
SOH/AGL Deduction				96,679		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,465,985		
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.

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	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		37,186

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,344	109.8000	69.17	92,964	1975	1975	0	0	60.00	40.00
46 MOBILE HME 0% - 2022 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>											
<div style="display: flex; justify-content: space-between;"> 24 56 </div>											

COLUMBIA COUNTY PROPERTY				PAGE 2 of 46	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,119,585		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,465,985		
SOH/AGL Deduction				96,679		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,465,985		
NCON VALUE				0		
INCOME VALUE				0		
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
11	0285	SALVAGE	0 0	46 23	1.00 UT 0.00
12	0285	SALVAGE	0 0	56 24	1.00 UT 0.00
13	0285	SALVAGE	0 0	69 14	1.00 UT 0.00
14	0285	SALVAGE	0 0	0 0	1.00 UT 0.00
15	0285	SALVAGE	0 0	0 0	1.00 UT 0.00
16	0169	FENCE/WOOD	0 0	0 0	1.00 UT 0.00

TOTAL OB/XF												1,500			
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
								0.00	100	1974	1974	3	100	100	
								0.00	100	1972	1972	3	100	100	
								0.00	100	1986	1986	3	100	100	
								0.00	100	1978	1978	3	100	100	
								0.00	100	1979	1979	3	100	100	
								0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

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	26,730
TOTALS	924			924	26,730

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	114.8000	72.32	66,824	1990	1990	0	0	60.00	40.00
49 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 66 66 14 14 <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		AG DATE	
						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	1,119,585		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,465,985		
SOH/AGL Deduction	96,679		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,465,985		
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

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.

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		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	25,332
TOTALS	924			924	25,332

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%; position: relative;"> 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																				

COLUMBIA COUNTY PROPERTY		PAGE 8 of 46	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,119,585	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,465,985	
SOH/AGL Deduction		96,679	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,465,985	
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						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.

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	1,380	100	
TOTALS	1,380		39,225

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		1,119,585	
TOTAL MARKET OB/XF VALUE		252,800	
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TOTAL MARKET VALUE		1,465,985	
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TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,465,985	
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

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

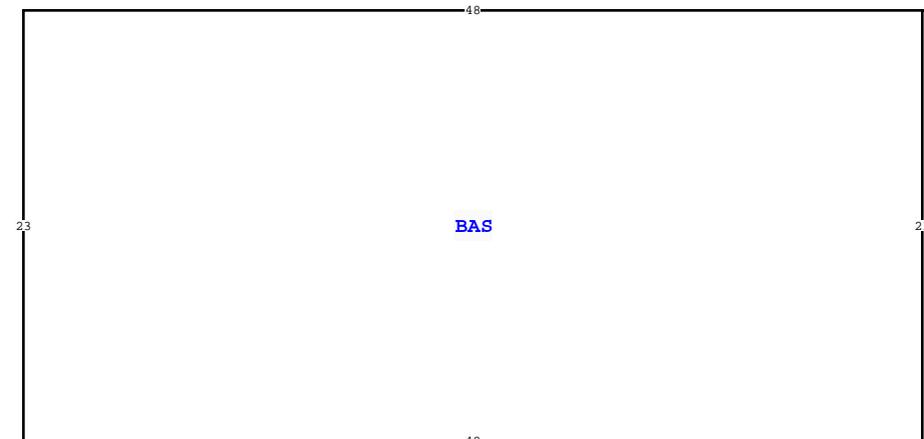
COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

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

2026

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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	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	1,104	100		1,104	30,546
TOTALS	1,104			1,104	30,546

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,104	109.8000	69.17	76,364	1973	1973	0	0	60.00	40.00
56 MOBILE HME 0% - 2022 Heated Area: 1104 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 10 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,119,585	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,465,985	
SOH/AGL Deduction		96,679	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,465,985	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
BLDG:63:1: LOT 18			
BLDG:62:1: LOT 17 # 190			
BLDG:61:1: LOT 16 # 126			
BLDG:60:1: LOT 15 (B) # 153			
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
TOTALS																	
0																	

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W48 S23 E48 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	36,838
TOTALS	1,296			1,296	36,838

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	36,838						

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	1,119,585		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,465,985		
SOH/AGL Deduction	96,679		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,465,985		
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.	

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

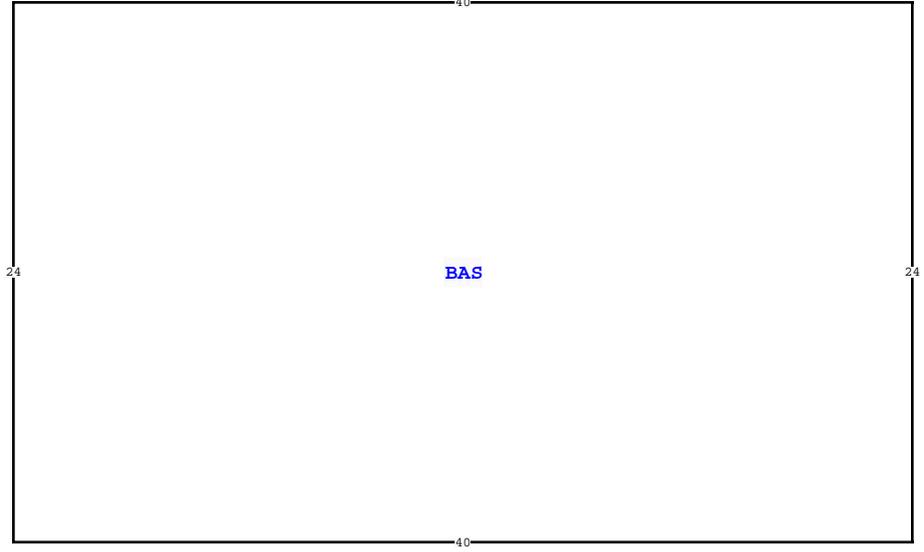
2026

24-4S-16-03103-011



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		28,013

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
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	1,119,585		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,465,985		
SOH/AGL Deduction	96,679		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,465,985		
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	ORIG COND	YEAR ON

TOTAL OB/XF											
0											

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



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	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	SUBAREA MARKET VALUE
BAS	924	100	22,771
TOTALS	924		22,771

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	924	97.8000	61.61	56,928	1985	1985	0	0	60.00	40.00		
63 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 15 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,119,585	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,465,985	
SOH/AGL Deduction		96,679	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,465,985	
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						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
TOTALS													0				

BUILDING NOTES

BUILDING DIMENSIONS
BAS= 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.

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	01	FLAT 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	02	CONVECTION 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	672	100	
TOTALS	672		672 16,392

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	672	96.8000	60.98	40,979	1974	1974	0	0	60.00	40.00													
65 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>12</p> <p>56</p> <p>BAS</p> <p>56</p> <p>12</p> </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 16 of 46	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,119,585		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,465,985		
SOH/AGL Deduction				96,679		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,465,985		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,414,130		
BLDG:6:1: LOT 6						
XFOB:6:1: LOT 8						
XFOB:5:1: AROUND POOL						
BLDG:5:1: LOT 5						
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= W56 S12 E56 N12\$.						

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

TOTAL OB/XF													0										
L N	USE CODE	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

LAND DESCRIPTION																							
L N	USE CODE	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		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	01	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
BAS	1,288	100	
TOTALS	1,288		1,288 21,381

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
67	MOBILE HME	0%	- 2022								
				Heated Area: 1288			HX Base Yr				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>23</p> <p style="color: blue; font-size: 2em;">BAS</p> <p>23</p> </div>											
<div style="display: flex; justify-content: space-between;"> <div> <p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> </div> <div> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> </div> <div> <p>04/09/2025</p> <p>MLU</p> </div> </div>											

115 SW LASSO DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 18 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,119,585	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,465,985	
SOH/AGL Deduction		96,679	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,465,985	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
BLDG: 41:1: LOT 49			
BLDG: 40:1: LOT 46			
BLDG: 4:1: LOT 4			
BLDG: 39:1: LOT 45			
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=[ORIG=0,0] W56 S23 E56 N23 \$	

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	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		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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	920	100		920	24,991	
TOTALS	920			920	24,991	

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																	
<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																				

COLUMBIA COUNTY PROPERTY				PAGE 19 of 46	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 2		
BUILDING MARKET VALUE				1,119,585		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,465,985		
SOH/AGL Deduction				96,679		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,465,985		
NCON VALUE				0		
INCOME VALUE				0		
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W40 S23 E40 N23 \$						

EXTRA FEATURES												TOTAL OB/XF											
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												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

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	25,223
TOTALS	920			920	25,223

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					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 22 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,119,585	
TOTAL MARKET OB/XF VALUE		252,800	
TOTAL LAND VALUE - MARKET		93,600	
TOTAL MARKET VALUE		1,465,985	
SOH/AGL Deduction		96,679	
ASSESSED VALUE		1,369,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,369,306	
TOTAL JUST VALUE		1,465,985	
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									
115 SW LASSO DR, LAKE CITY																										
<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																							

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
0																								

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 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
BAS	924	100	
TOTALS	924		26,031

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; padding: 10px; text-align: center;"> <p>14</p> <p>66</p> <p>66</p> <p>14</p> <p>BAS</p> </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			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,119,585		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,465,985		
SOH/AGL Deduction	96,679		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,465,985		
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						

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

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	

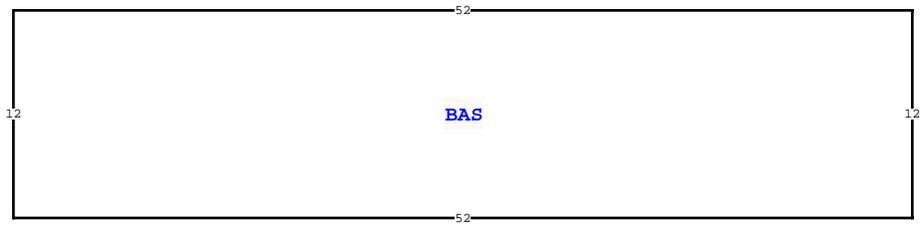
COMM SW COR OF NE1/4, RUN E ALON
 FT, NW 32.85 FT FOR POB, RUN NW
 576.97 FT, SE 1062.26 FT, W 576.

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	01	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
BAS	624	100	
TOTALS	624		10,358

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																				
				Heated Area: 624																			
					HX Base Yr																		
																							
<table border="1"> <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			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,119,585		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,465,985		
SOH/AGL Deduction	96,679		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,465,985		
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											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND

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

BUILDING NOTES											
BAS=[ORIG=0,0] W52 S12 E52 N12 S											

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

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



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	YEAR
BAS	938	100	
TOTALS	938		938
			25,716

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	938	108.8000	68.54	64,291	1984	1984	0	0	60.00	40.00												
76 MOBILE HME 0% - 2022 Heated Area: 938 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																				

COLUMBIA COUNTY PROPERTY		PAGE 26 of 46	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,119,585		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,465,985		
SOH/AGL Deduction	96,679		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,465,985		
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						

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] W67 S14 E67 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.

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

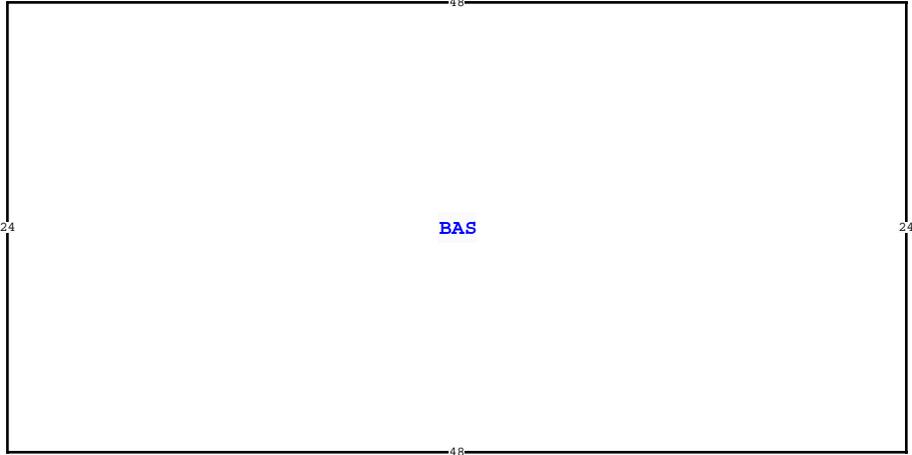
2026

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	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	1,152	100		1,152	31,874	
TOTALS	1,152			1,152	31,874	

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	1,119,585		
TOTAL MARKET OB/XF VALUE	252,800		
TOTAL LAND VALUE - MARKET	93,600		
TOTAL MARKET VALUE	1,465,985		
SOH/AGL Deduction	96,679		
ASSESSED VALUE	1,369,306		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,369,306		
TOTAL JUST VALUE	1,465,985		
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																										
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																										
<table border="1"> <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																							

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

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		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	SUBAREA MARKET VALUE
BAS	660	100	17,762
TOTALS	660		17,762

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	660	106.8000	67.28	44,405	1971	1971	0	0	60.00	40.00													
78 MOBILE HME 0% - 2022 Heated Area: 660 HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>12</p> <p>55</p> <p>12</p> <p>55</p> <p>BAS</p> </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
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INC DATE		AG DATE	MLU																					

COLUMBIA COUNTY PROPERTY				PAGE 28 of 46	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 2		
BUILDING MARKET VALUE				1,119,585		
TOTAL MARKET OB/XF VALUE				252,800		
TOTAL LAND VALUE - MARKET				93,600		
TOTAL MARKET VALUE				1,465,985		
SOH/AGL Deduction				96,679		
ASSESSED VALUE				1,369,306		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,369,306		
TOTAL JUST VALUE				1,465,985		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,414,130		
XFOB:11:1: LOT 27						
BLDG:11:1: LOT 12						
XFOB:10:1: LOT 19						
BLDG:10:1: LOT 11						
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=[ORIG=0,0] W55 S12 E55 N12 \$						

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																

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	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	SUBAREA MARKET VALUE
BAS	924	100	26,031
TOTALS	924		26,031

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	924	111.8000	70.43	65,077	1981	1981	0	0	60.00	40.00													
79 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>14</p> <p>66</p> <p>BAS</p> <p>66</p> <p>14</p> </div>																								
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 29 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
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TOTAL JUST VALUE		1,465,985	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,414,130	
PRMT:1:1: 24X52			
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

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.

