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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

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	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 2802 MH PARK

MAP NUM | MKT AREA 06

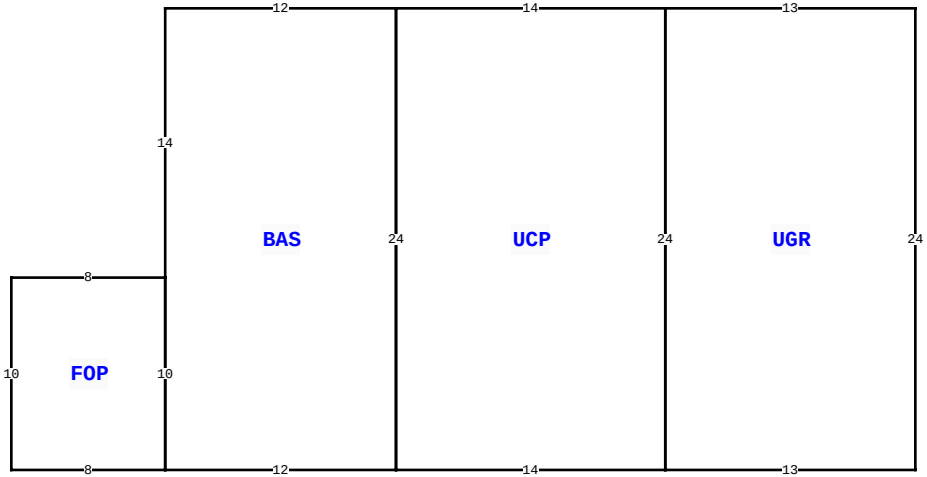
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	9,850
FOP	80	35		28	958
UCP	336	20		67	2,291
UGR	312	45		140	4,788
TOTALS	1,016			523	17,887

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	57.00	29,811	1985	1985	0	0	0	40.00	60.00

45 STRG/CONV 0% - 2022 Heated Area: 288 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	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							

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
NCON VALUE	0
INCOME VALUE	
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
000056319	Electrical Servic		08/13/2026
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

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$.

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

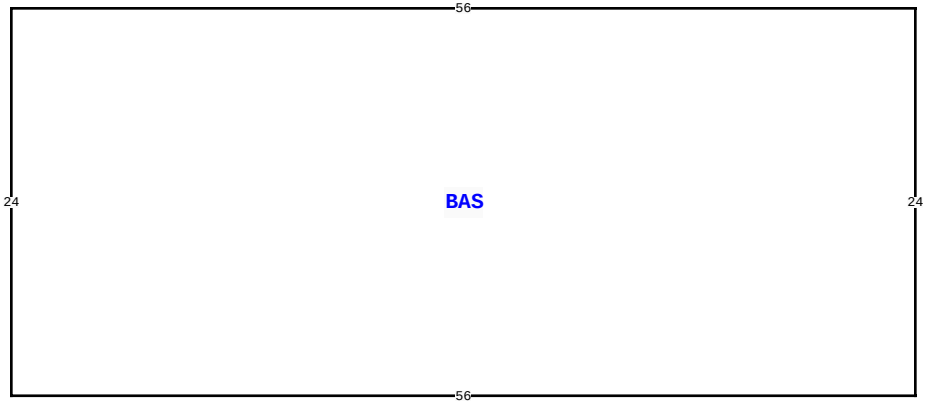
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,344	100		1,344	35,417
TOTALS	1,344			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
0800	02	1,344	109.8000	65.88	88,543	1975	1975	0	0	0	60.00	40.00

46 MOBILE HME 0% - 2022 Heated Area: 1344 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	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0285	SALVAGE	0	0	46	23	1.00	UT	0.00	0.00	100	1974	1974	3	100	100	
12	0285	SALVAGE	0	0	56	24	1.00	UT	0.00	0.00	100	1972	1972	3	100	100	
13	0285	SALVAGE	0	0	69	14	1.00	UT	0.00	0.00	100	1986	1986	3	100	100	
14	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1978	1978	3	100	100	
15	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1979	1979	3	100	100	
16	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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
000047145	Electrical Servic	0	05/04/2023
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

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

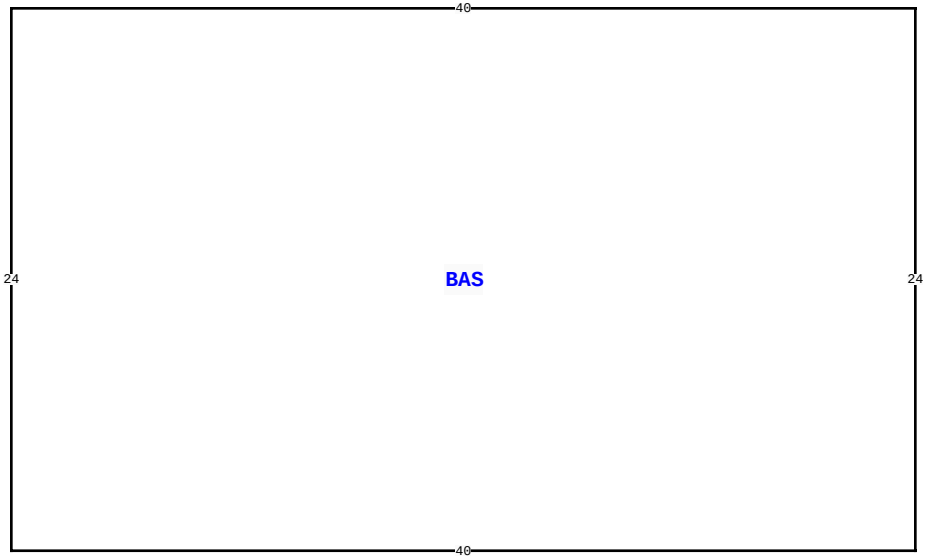
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	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
0800	02	960	114.8000	68.88	66,125	1997	1997	0	0	0	60.00	40.00

47 MOBILE HME 0% - 2022 Heated Area: 960 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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
24691	M H	275	06/28/2006
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

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

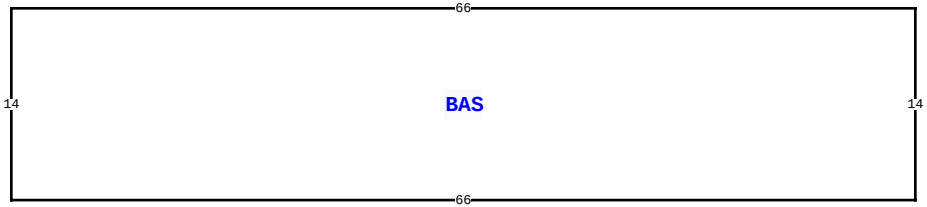
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	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
0800	02	924	114.8000	68.88	63,645	1990	1990	0	0	0	60.00	40.00

49 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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
11610	M H	125	09/03/1996
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

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		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

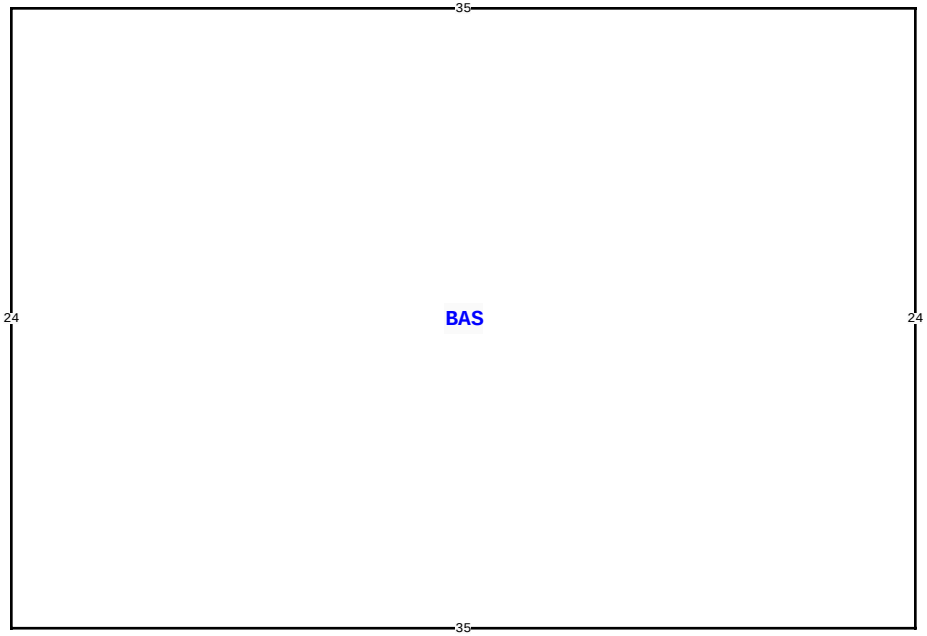
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	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	0	60.00	40.00

50 MH/NOTITLE 0% - 2022 Heated Area: 840 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

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		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

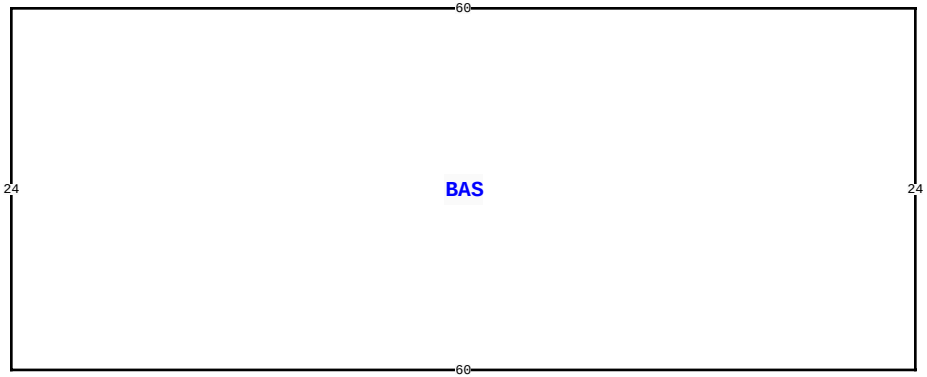
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,020
TOTALS	1,440			1,440	40,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	115.8000	69.48	100,051	1978	1978	0	0	0	60.00	40.00

51 MOBILE HME 0% - 2022 Heated Area: 1440 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,414,130

BLDG:79:1: LOT 38 # 126

BLDG:78:1: LOT 37 #118

BLDG:77:1: LOT 36

BLDG:76:1: LOT 35 # 123

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] W60 S24 E60 N24 $

.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

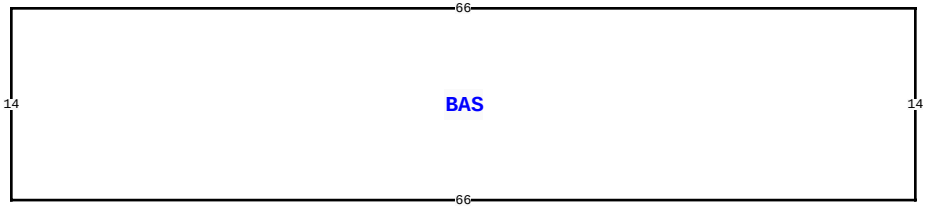
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	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
0800	02	924	111.8000	67.08	61,982	1995	1995	0	0	0	60.00	40.00

52 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,414,130

BLDG:75:1: LOT 34 # 133

BLDG:74:1: LOT 33 # 135

BLDG:73:1: LOT 31 # 159

BLDG:72:1: LOT 30 # 169

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

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		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

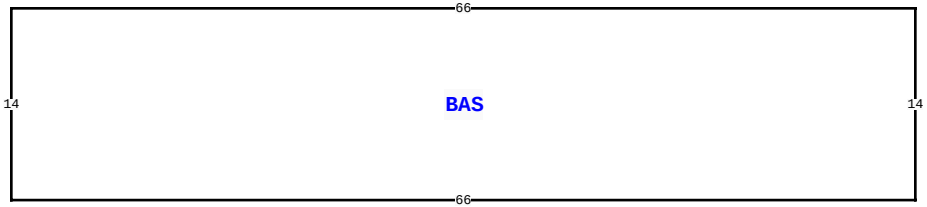
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	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
0800	02	924	108.8000	65.28	60,319	1987	1987	0	0	0	60.00	40.00

53 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

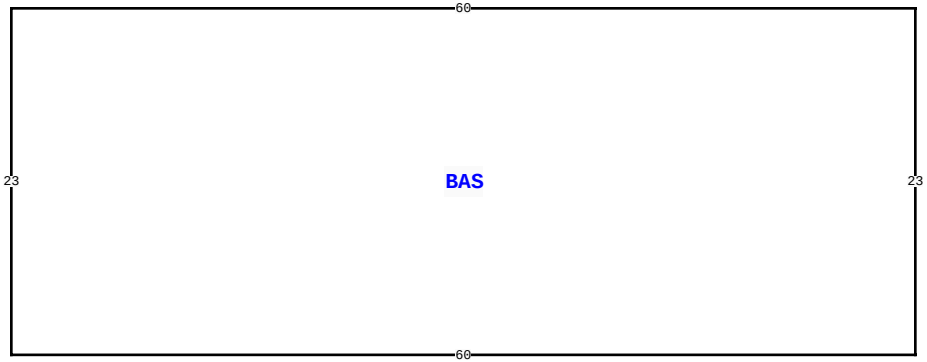
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	1,380	100		1,380	37,359
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
0800	02	1,380	112.8000	67.68	93,398	1991	1991	0	0	0	60.00	40.00

54 MOBILE HME 0% - 2022 Heated Area: 1380 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S23 E60 N23$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

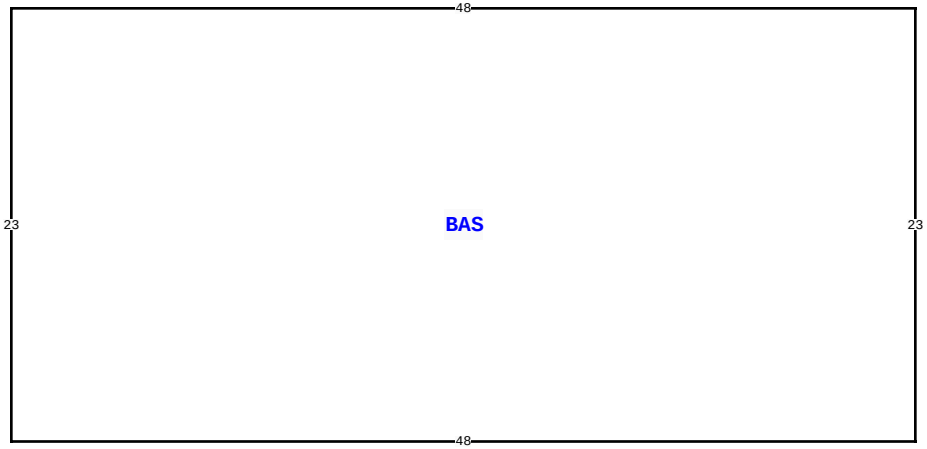
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,104	100		1,104	29,093
TOTALS	1,104			1,104	29,093

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	65.88	72,732	1973	1973	0	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		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 10 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

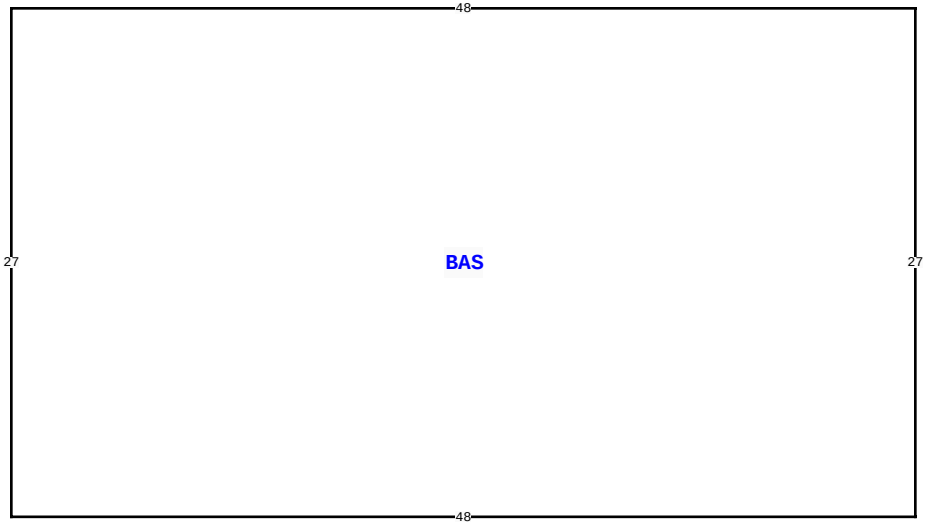
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	1,296	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
0800	02	1,296	112.8000	67.68	87,713	1995	1995	0	0	0	60.00	40.00

58 MOBILE HME 0% - 2022 Heated Area: 1296 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

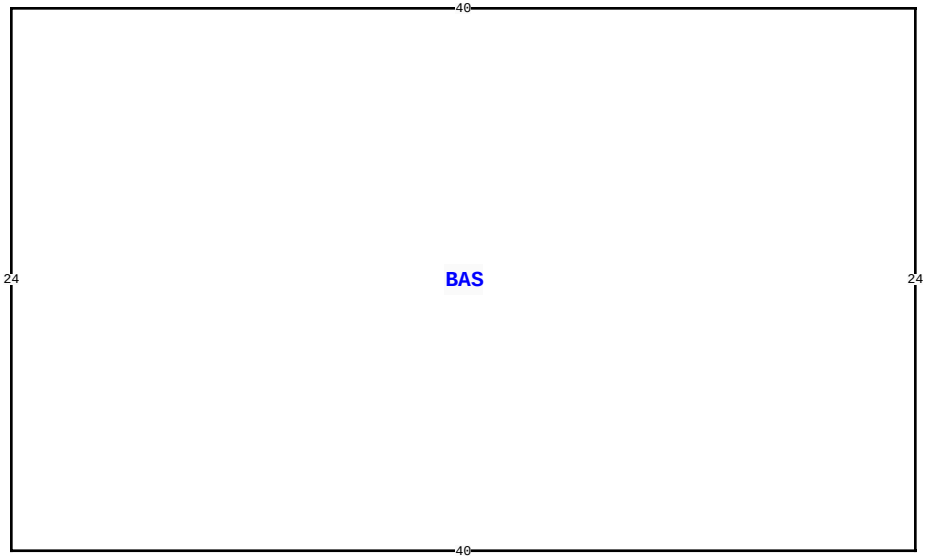
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	960	100		960	26,680
TOTALS	960			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	0	60.00	40.00

59 MOBILE HME 0% - 2022 Heated Area: 960 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 12 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

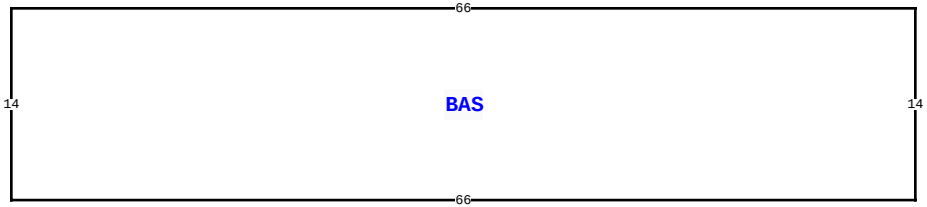
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	924	100		924	23,743
TOTALS	924			924	23,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	924	116.8000	64.24	59,358	1985	1985	0	0	0	60.00	40.00

60 MH/NOTITLE 0% - 2022 Heated Area: 924 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 13 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,414,130

BLDG:50:1: LOT 7 NO # ON MH

BLDG:49:1: LOT 6 # 155

BLDG:48:1: LOT 5 # 145

PRMT:9:1: LOT 17

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

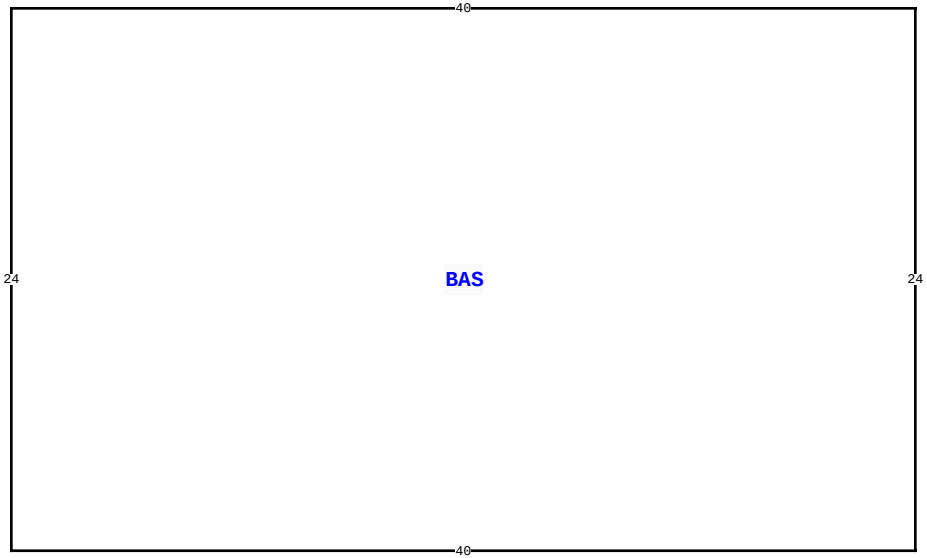
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	960	100		960	26,911
TOTALS	960			960	26,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	116.8000	70.08	67,277	1970	1970	0	0	0	60.00	40.00

61 MOBILE HME 0% - 2022 Heated Area: 960 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 14 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,414,130

XFOB:9:1: LOT 15

BLDG:9:1: LOT 10

BLDG:8:1: LOT 9

XFOB:8:1: LOT 14

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 S24 E40 N24 $

.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

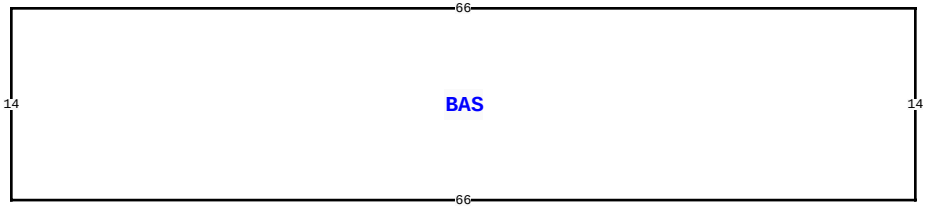
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	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
0800	02	924	97.8000	58.68	54,220	1985	1985	0	0	0	60.00	40.00

63 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 15 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 2802 MH PARK

MAP NUM | MKT AREA 06

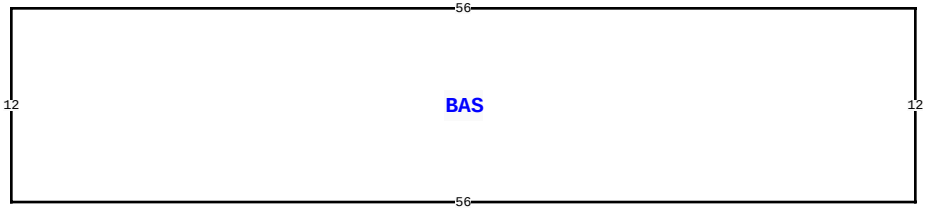
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,612
TOTALS	672			672	15,612

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	58.08	39,030	1974	1974	0	0	0	60.00	40.00

65 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 16 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

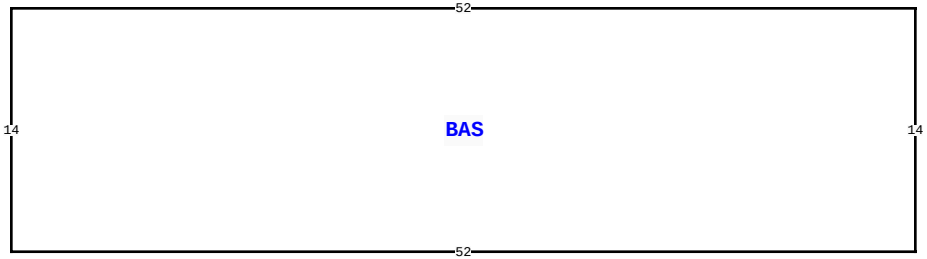
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	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	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	0	60.00	40.00

66 MOBILE HME 0% - 2022 Heated Area: 728 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 17 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

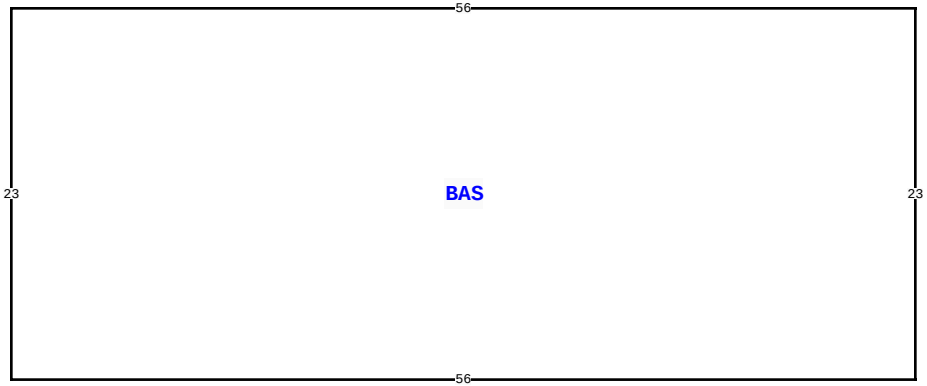
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
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	1,288	100		1,288	20,366
TOTALS	1,288			1,288	20,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,288	65.8800	39.53	50,915	1981	1981	0	0	0	60.00	40.00

67 MOBILE HME 0% - 2022 Heated Area: 1288 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 18 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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 $

.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

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 2802 MH PARK

MAP NUM | MKT AREA 06

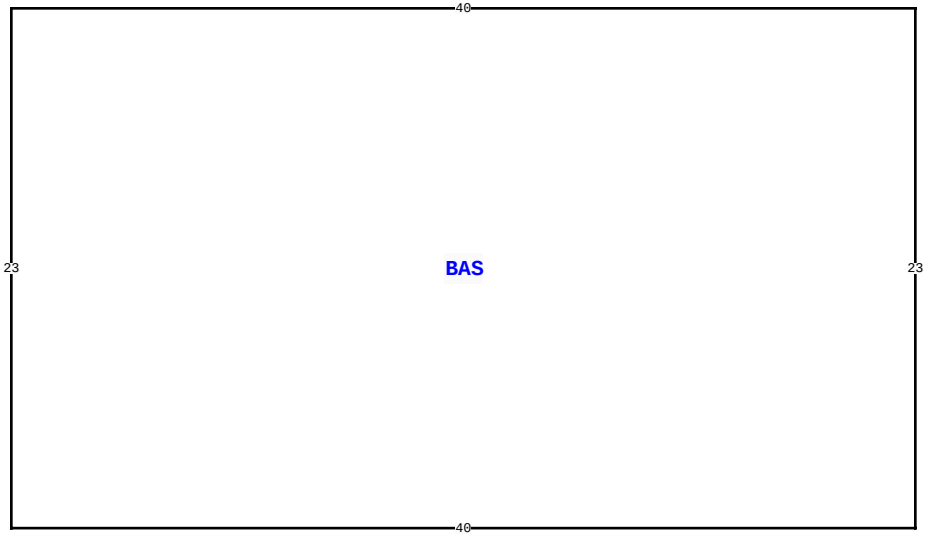
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	23,802
TOTALS	920			920	23,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	920	107.8000	64.68	59,506	1980	1980	0	0	0	60.00	40.00

68 MOBILE HME 0% - 2022 Heated Area: 920 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 19 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S23 E40 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

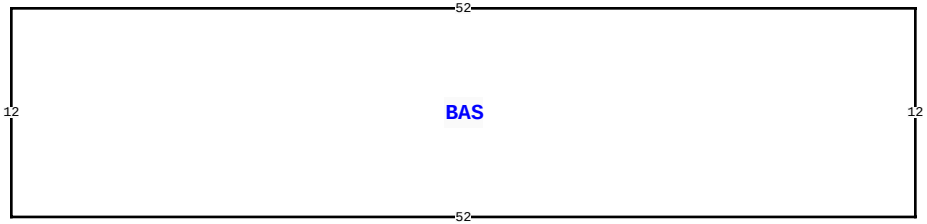
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	624	100		624	16,444
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
0800	02	624	109.8000	65.88	41,109	1981	1981	0	0	0	60.00	40.00

69 MOBILE HME 0% - 2022 Heated Area: 624 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 20 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,414,130

BLDG:34:1: LOT 40
BLDG:33:1: LOT 39
BLDG:32:1: LOT 38
BLDG:31:1: LOT 37

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

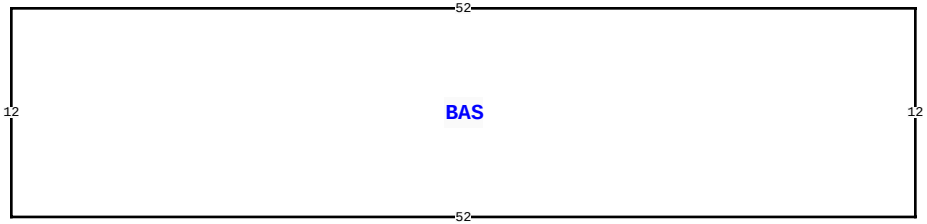
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	624	100		624	16,444
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
0800	02	624	109.8000	65.88	41,109	1981	1981	0	0	0	60.00	40.00

70 MOBILE HME 0% - 2022 Heated Area: 624 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 21 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 E52 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

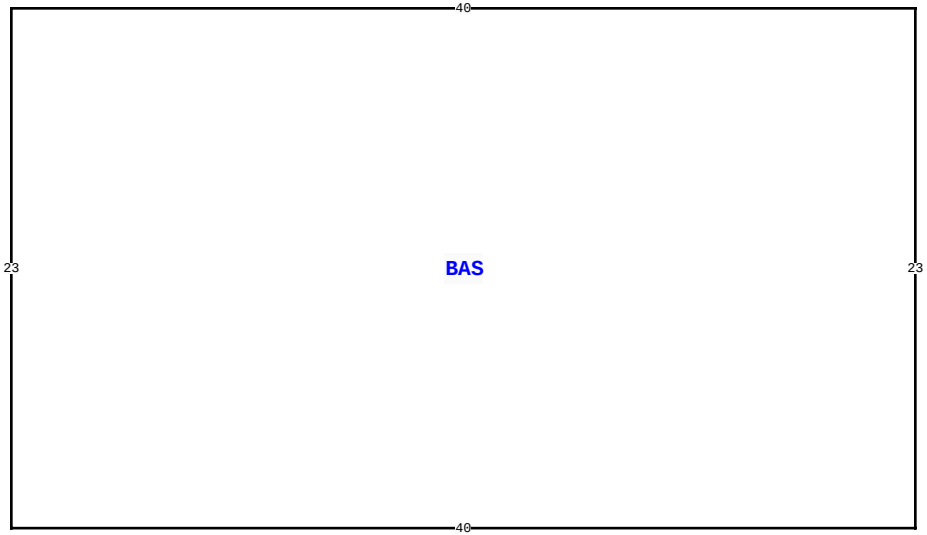
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	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	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
0800	02	920	108.8000	65.28	60,058	1976	1976	0	0	0	60.00	40.00

71 MOBILE HME 0% - 2022 Heated Area: 920 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 22 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E40 N23$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

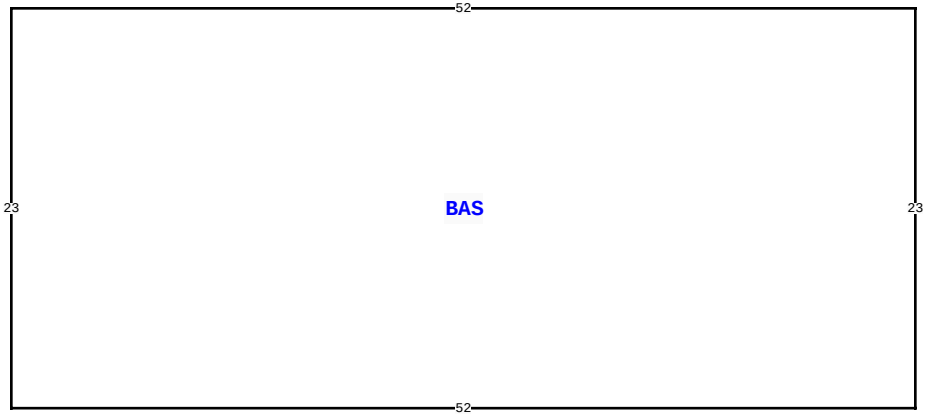
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,196	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	0	60.00	40.00

72 MH/NOTITLE 0% - 2022 Heated Area: 1196 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 23 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E52 N23$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

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	2802	MH PARK

MAP NUM | MKT AREA 06

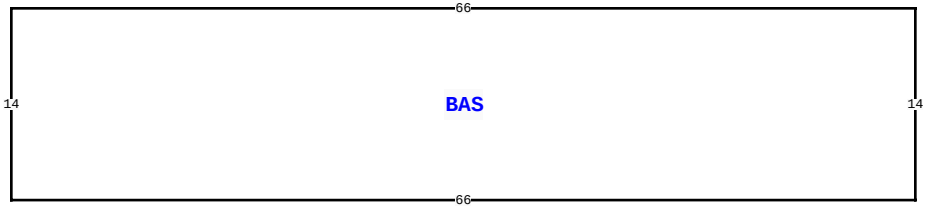
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	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
0800	02	924	111.8000	67.08	61,982	1979	1979	0	0	0	60.00	40.00

73 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 24 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

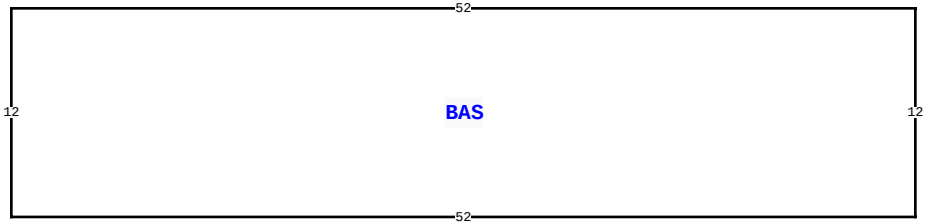
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	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	624	100		624	9,867
TOTALS	624			624	9,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	624	65.8800	39.53	24,667	1981	1981	0	0	0	60.00	40.00

75 MOBILE HME 0% - 2022 Heated Area: 624 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 25 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

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		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

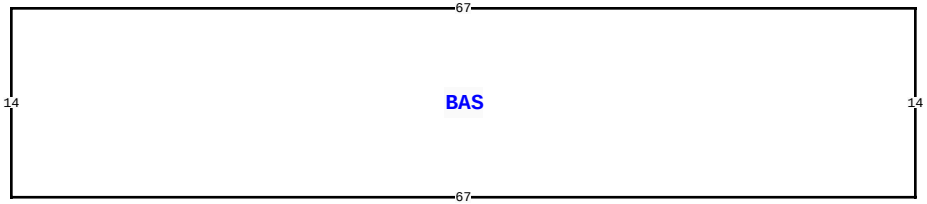
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100		938	24,493
TOTALS	938			938	24,493

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	65.28	61,233	1984	1984	0	0	0	60.00	40.00

76 MOBILE HME 0% - 2022 Heated Area: 938 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 26 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W67 S14 E67 N14 $

.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

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		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

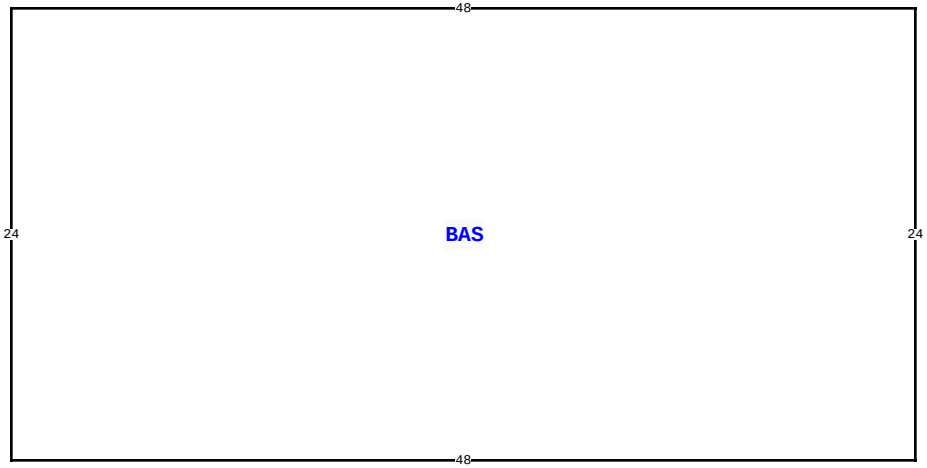
NEIGHBORHOOD/LOC 24416.020 1.00/

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
0800	02	1,152	109.8000	65.88	75,894	1975	1975	0	0	0	60.00	40.00

77 MOBILE HME 0% - 2022 Heated Area: 1152 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 27 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

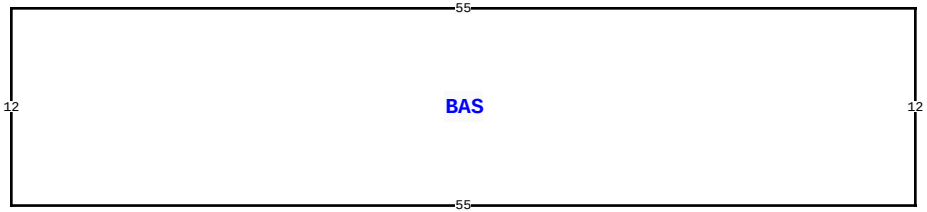
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	660	100		660	16,917
TOTALS	660			660	16,917

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	64.08	42,293	1971	1971	0	0	0	60.00	40.00

78 MOBILE HME 0% - 2022 Heated Area: 660 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 28 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
NCON VALUE	0
INCOME VALUE	
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 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

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	2802	MH PARK

MAP NUM | MKT AREA 06

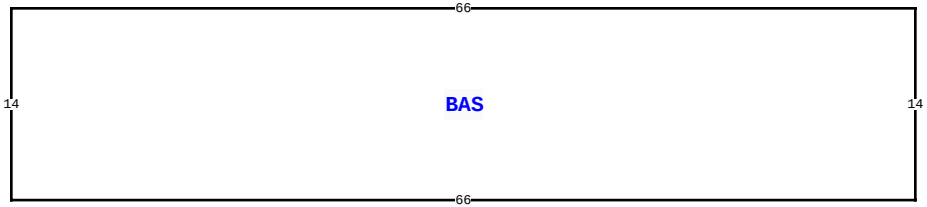
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	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
0800	02	924	111.8000	67.08	61,982	1981	1981	0	0	0	60.00	40.00

79 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 29 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

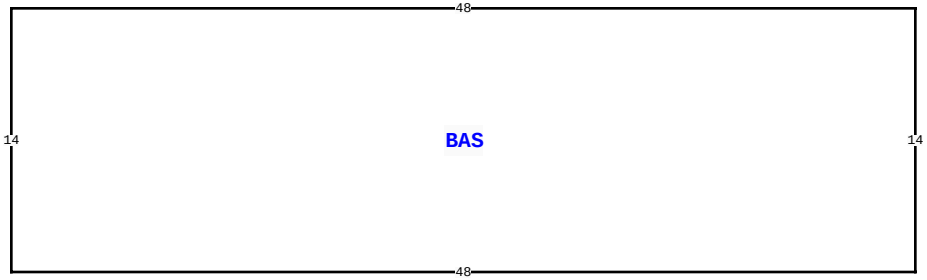
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	672	100		672	17,225
TOTALS	672			672	17,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	106.8000	64.08	43,062	1983	1983	0	0	0	60.00	40.00

80 MOBILE HME 0% - 2022 Heated Area: 672 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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 S14 E48 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

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	02	WINDOW 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	2802	MH PARK

MAP NUM | MKT AREA 06

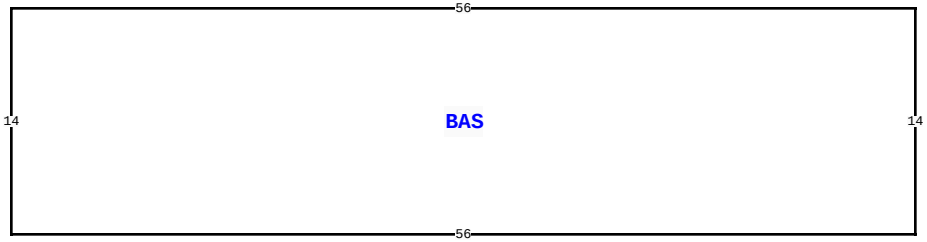
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	18,966
TOTALS	784			784	18,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	100.8000	60.48	47,416	1984	1984	0	0	0	60.00	40.00

81 MOBILE HME 0% - 2022 Heated Area: 784 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 31 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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= W56 S14 E56 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

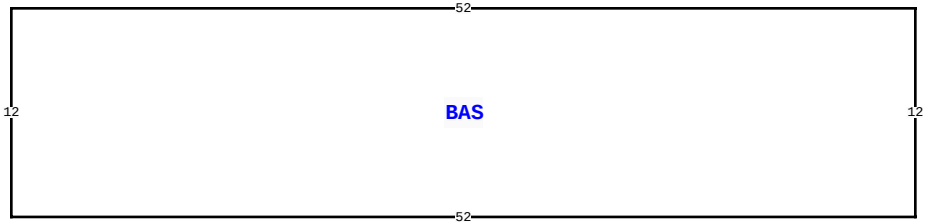
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	624	100		624	16,444
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
0800	02	624	109.8000	65.88	41,109	1981	1981	0	0	0	60.00	40.00

82 MOBILE HME 0% - 2022 Heated Area: 624 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 32 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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=[ORIG=0,0] W52 S12 E52 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

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	02	WINDOW 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 2802 MH PARK

MAP NUM | MKT AREA 06

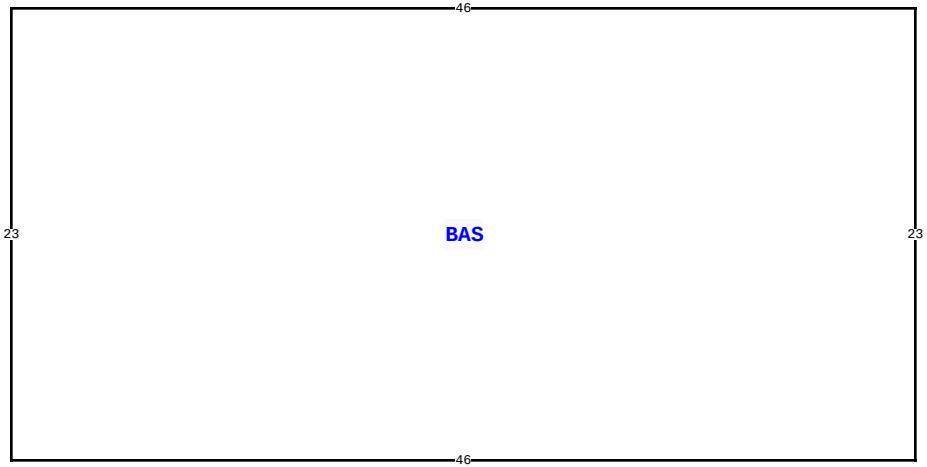
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100		1,058	26,103
TOTALS	1,058			1,058	26,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,058	102.8000	61.68	65,257	1973	1973	0	0	0	60.00	40.00

83 MOBILE HME 0% - 2022 Heated Area: 1058 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 33 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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= W46 S23 E46 N23$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

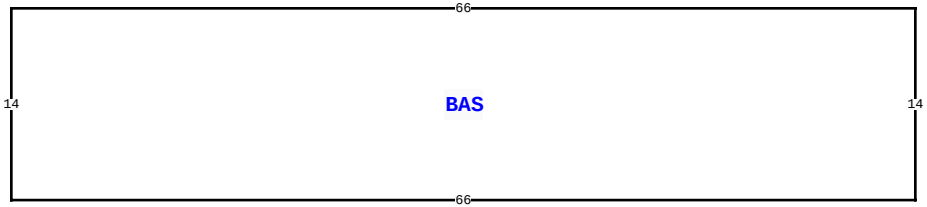
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
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	924	100		924	14,477
TOTALS	924			924	14,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	65.2800	39.17	36,193	1988	1988	0	0	0	60.00	40.00

84 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK

MAP NUM | MKT AREA 06

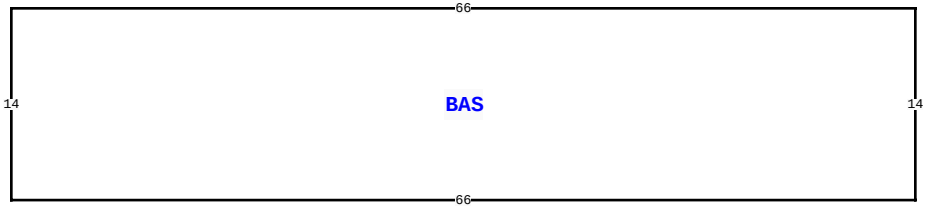
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	13,025
TOTALS	924			924	13,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	924	64.0800	35.24	32,562	1985	1985	0	0	0	60.00	40.00

85 MH/NOTITLE 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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= W 66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

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	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01

DOR CODE 2802 MH PARK

MAP NUM | MKT AREA 06

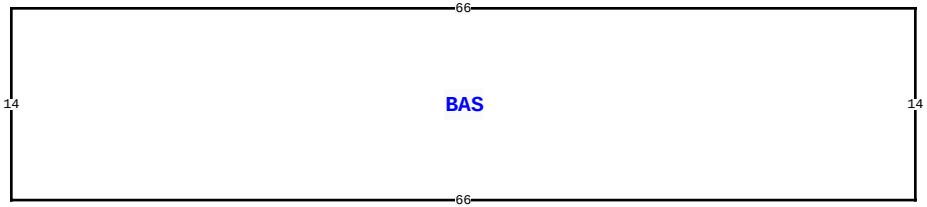
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	14,743
TOTALS	924			924	14,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	66.4800	39.89	36,858	1984	1984	0	0	0	60.00	40.00

86 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

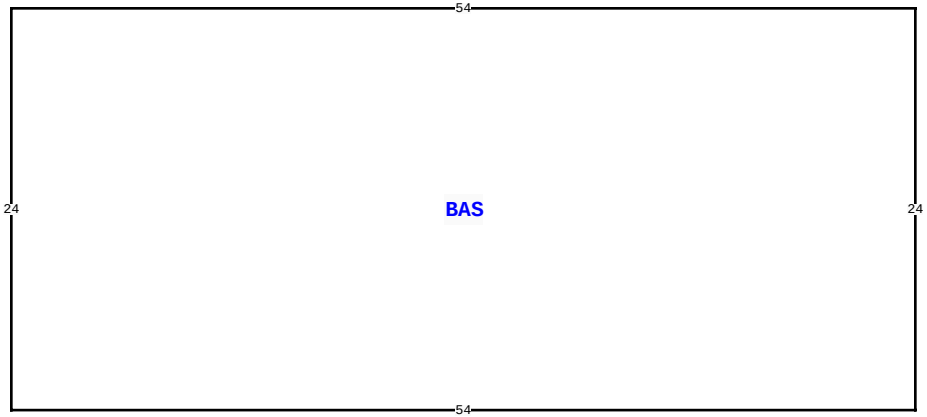
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	1,296	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
0800	02	1,296	112.8000	67.68	87,713	1975	1975	0	0	0	60.00	40.00

87 MOBILE HME 0% - 2022 Heated Area: 1296 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 37 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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= W54 S24 E54 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

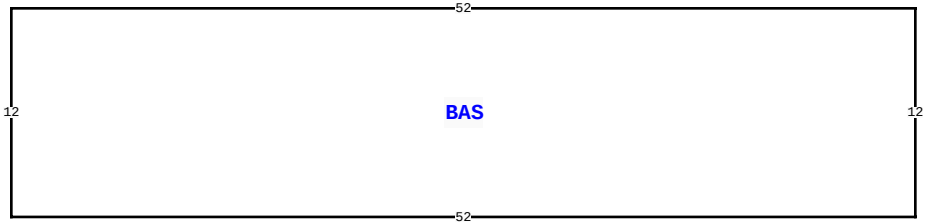
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	624	100		624	16,444
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
0800	02	624	109.8000	65.88	41,109	1981	1981	0	0	0	60.00	40.00

88 MOBILE HME 0% - 2022 Heated Area: 624 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

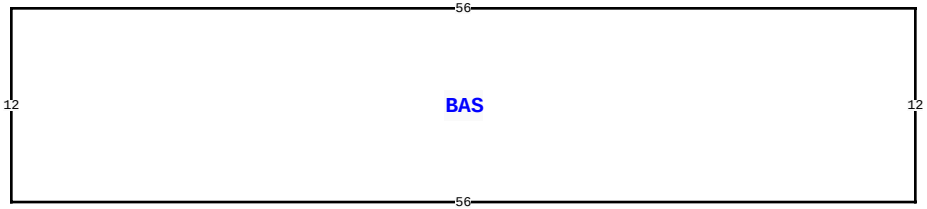
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
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	672	100		672	9,658
TOTALS	672			672	9,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	59.8800	35.93	24,145	1973	1973	0	0	0	60.00	40.00

89 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

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	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

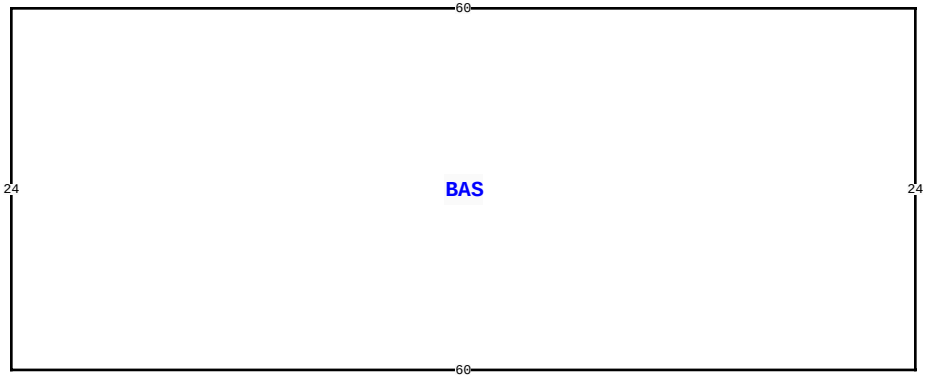
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	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
0800	02	1,440	117.8000	70.68	101,779	1974	1974	0	0	0	60.00	40.00

91 MOBILE HME 0% - 2022 Heated Area: 1440 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

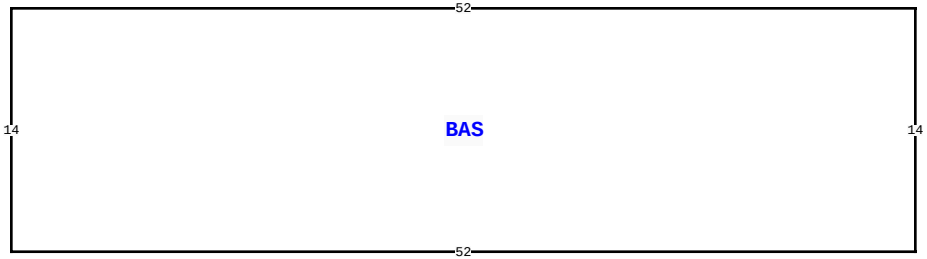
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	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	728	100		728	19,184
TOTALS	728			728	19,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	109.8000	65.88	47,961	1978	1978	0	0	0	60.00	40.00

92 MOBILE HME 0% - 2022 Heated Area: 728 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 41 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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 S14 E52 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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

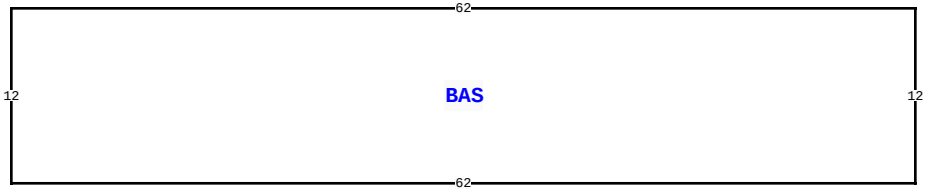
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	17,463
TOTALS	744			744	17,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	744	97.8000	58.68	43,658	1972	1972	0	0	0	60.00	40.00

93 MOBILE HME 0% - 2022 Heated Area: 744 HX Base Yr



115 SW LASSO DR, LAKE CITY

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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
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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] W62 S12 E62 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

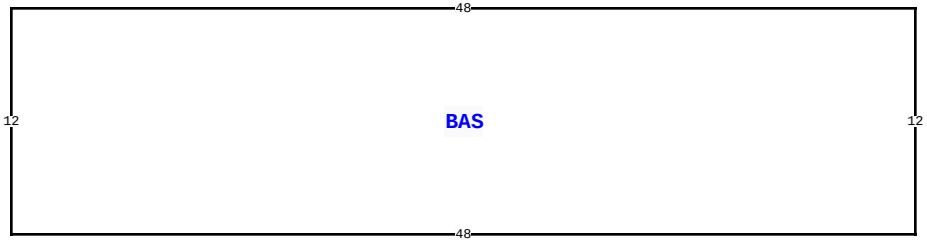
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	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	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	04/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

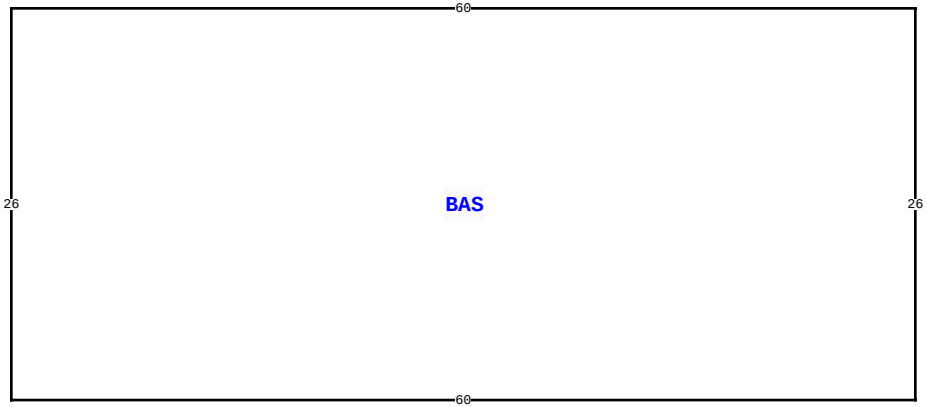
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	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	1,560	100		1,560	42,232
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
0800	02	1,560	112.8000	67.68	105,581	1999	1999	0	0	0	60.00	40.00

95 MOBILE HME 0% - 2022 Heated Area: 1560 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 44 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
TOTAL MARKET OB/XF VALUE	252,800
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

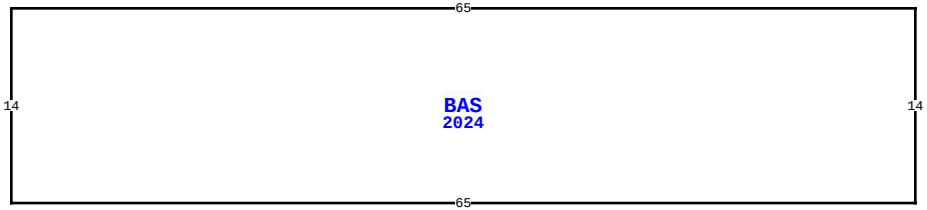
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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	910	100	2024	910	21,975
TOTALS	910			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	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 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 45 of 46 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,067,134
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TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS

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

2027

24-4S-16-03103-011

BUILDING CHARACTERISTICS

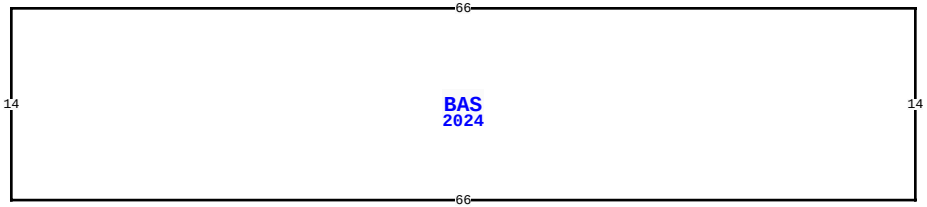
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	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	924	100	2024	924	22,313
TOTALS	924			924	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	0	60.00	40.00

97 MOBILE HME 0% - 2024 Heated Area: 924 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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 46 of 46 2

VALUATION SUMMARY

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TOTAL MARKET VALUE	1,413,534
SOH/AGL Deduction	0
ASSESSED VALUE	1,413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,413,534
TOTAL JUST VALUE	1,413,534
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
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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 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2026 BY tommy Total Acres: 10.40 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 11/17/2026 BY SYS