163.55 AC MOL BEING DESC IN ORB HOUSE). EX .086 AC DESC IN WD 14 .086 AC DESC IN WD 1511-1297.

SYAN RESORT, LLC
717 NW FAIRWAY DR, C/O SPRING ZHAO
LAKE CITY, FL 32025

2027

26-3S-16-02308-001

BUILDING CHARACTERISTICS

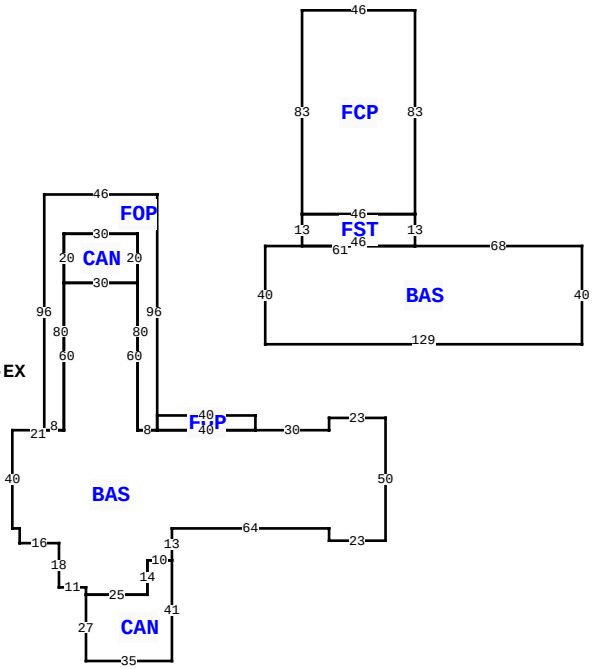
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		24 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	7701	CLUBS/LODGES/HALLS-NON-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,160	100		5,160	63,951
BAS	9,275	100		9,275	114,950
CAN	600	30		180	2,231
CAN	1,085	30		326	4,040
FCP	3,818	30		1,145	14,190
FOP	240	30		72	893
FOP	2,016	30		605	7,498
FST	598	50		299	3,706
TOTALS	22,792			17,062	211,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6900	04	17,062	65.5728	35.41	604,165	1971	1971	0	0	15	50.00	35.00

1 CLUB HOUSE 0% - 2023 Heated Area: 14435 HX Base Yr



717 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,741
TOTAL MARKET OB/XF VALUE	78,225
TOTAL LAND VALUE - MARKET	728,000
TOTAL MARKET VALUE	1,037,966
SOH/AGL Deduction	0
ASSESSED VALUE	1,037,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,037,966
TOTAL JUST VALUE	1,037,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,037,966

LAND:3:1: PARCEL ADJACENT TO CLUB HOUSE LAND

LAND:2:1: PARCEL OF LAND WHICH CLUB HOUSE IS ON

BLDG:2:1: PRO SHOP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051290	Electrical Servic	0	10/28/2024
000047798	Roof Replacement	80,000	07/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/1468	1/31/2022	WD	U	I	38	900,000
GRANTOR: LAKE CITY GOLF LLC						
GRANTEE: SYAN RESORT, LLC						
1179/2598	8/28/2009	WD	Q	I	01	1,900,000
GRANTOR: SOUTHERN OAKS GOLF CL						
GRANTEE: LAKE CITY GOLF LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S5 W30 FOP= N6 W40 S6 E40$ W40 FOP= N96 W46 S96 E8 N80E30 S80 E8$ W8 N60 CAN= N20 W30S20 E30$ W30 S60 W21 S40 E3 S6E16 S18 E11 S3 CAN= S27 E35 N41W10 S14 W25$ E25 N14 E10 N13 E64 S5 E23 N50$ PTR=E80 N30 BAS= N40 W68 FST= N13 FCP= N83 W46 S83 E46$ W46 S13 E46$ W61 S40 E129$ W80 S30 $.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	28,000.00	28,000.00	50	0	0	3	50	14,000	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0270	POOL COMM	0	0	0	0	1.00	UT	32,000.00	32,000.00	25	0	0	3	25	8,000	
5	0300	TENNIS CRT	0	0	0	0	1.00	UT	25,650.00	25,650.00	50	0	0	3	50	12,825	
6	0010	BARN,BLK	0	0	60	80	4,800.00	UT	16.00	16.00	50	1983	1983	3	50	38,400	

LAND DESCRIPTION

TOTAL OB/XF 78,225

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	3800	C	GOLF CORSE	0		00	0.00	0.00	16.00	UT		1.00	1.00	1.00	45,500.00	45,500.00	728,000							

REVIEW DATE 04/30/2026 BY robin Total Acres: 163.97 Total Land Value: 728,000 Market: 0 Agricultural: 0 Common: 728,000 PRINTED 11/17/2026 BY SYS

163.55 AC MOL BEING DESC IN ORB HOUSE). EX .086 AC DESC IN WD 14 .086 AC DESC IN WD 1511-1297.

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BUILDING CHARACTERISTICS

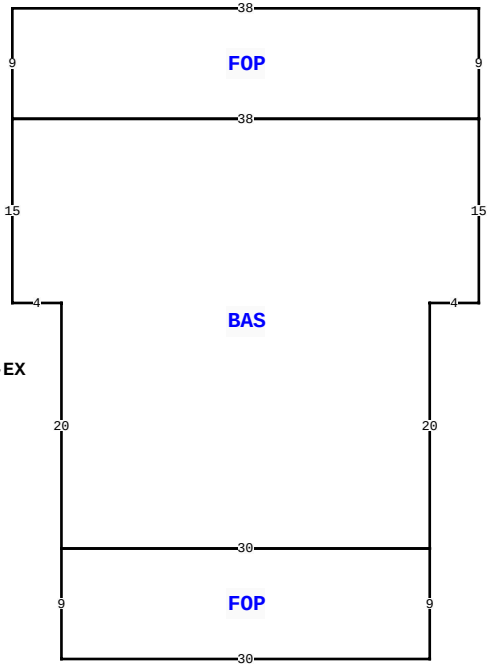
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	7701	CLUBS/LODGES/HALLS-NON-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	17,527
FOP	270	30		81	1,213
FOP	342	30		103	1,543
TOTALS	1,782			1,354	20,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6900	04	1,354	79.2624	42.80	57,951	1977	1977	0	0	15	50.00	35.00

2 CLUB HOUSE 0% - 2023 Heated Area: 1170 HX Base Yr



717 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,037,966
TOTAL JUST VALUE	1,037,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,037,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: SYAN RESORT, LLC						
1179/2598	8/28/2009	WD	Q	I	01	1,900,000
GRANTOR: SOUTHERN OAKS GOLF CL						
GRANTEE: LAKE CITY GOLF LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W38 S9 BAS= S15 E4 S20 FOP= S9 E30 N9 W30$ E30 N20 E4 N15 W38$ E38 N9$.

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 04/30/2026 BY robin Total Acres: 163.97 Total Land Value: 728,000 Market: 0 Agricultural: 0 Common: 728,000 PRINTED 11/17/2026 BY SYS