

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

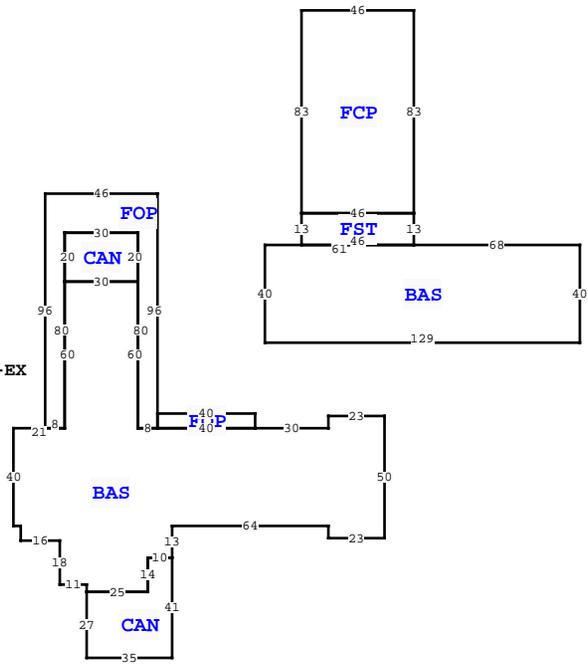
SYAN RESORT, LLC
717 NW FAIRWAY DR, C/O SPRING ZHAO
LAKE CITY, FL 32025

2026

26-3S-16-02308-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	5,160	100	
BAS	9,275	100	
CAN	600	30	
CAN	1,085	30	
FCP	3,818	30	
FOP	240	30	
FOP	2,016	30	
FST	598	50	
TOTALS	22,792		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	CLUB HOUSE	0%	- 2023										
Heated Area: 14435 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		240,317	
TOTAL MARKET OB/XF VALUE		78,225	
TOTAL LAND VALUE - MARKET		728,000	
TOTAL MARKET VALUE		1,046,542	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,046,542	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,046,542	
TOTAL JUST VALUE		1,046,542	
NCON VALUE		0	
INCOME VALUE		0	
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																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	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							

