

COMM NE COR, S 605.90 FT FOR POB
 FT, W 100 FT, S 50 FT, W 237 FT
 RR, NW ALONG R/W 369.35 FT, N 37

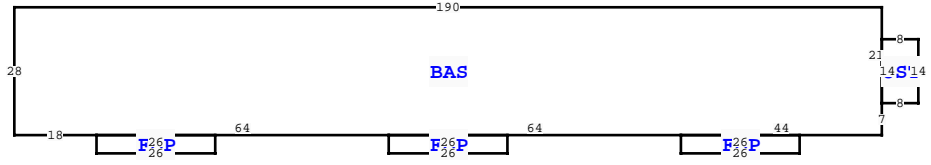
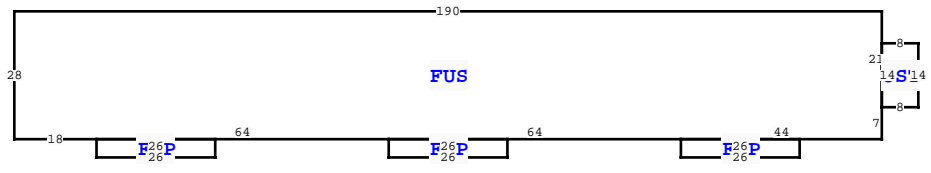
SP PARK LLC
 31899 DEL OBISOP SUITE 150, C/O STANDARD CEDAR PARK MANA
 SAN JUAN CAPISTRANO, CA 92675

2026

30-3S-17-05832-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		12	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/FAM LOW	0%	- 2018									
			Heated Area: 10640									
			HX Base Yr									



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03	03		30317.00 1.00/
	0300		MULTI-FAM 10+
		06	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,320	100		5,320	142,443
FOP	104	30		31	830
FOP	104	30		31	830
FOP	104	30		31	830
FOP	104	30		31	830
FOP	104	30		31	830
FOP	104	30		31	830
FUS	5,320	100		5,320	142,443
UST	112	45		50	1,339
UST	112	45		50	1,339
TOTALS	11,488			10,926	292,544

375 NW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
3	0166	CONC, PAVMT	0	0	0	0	5,486.00	UT	2.00	2.00	100	2018	2018	3	100	10,972	

TOTAL OB/XF 51,972

LAND DESCRIPTION																								
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	0800	C	MULTI-FAM	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	32,000.00	32,000.00	256,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 7	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		1,698,856	
TOTAL MARKET OB/XF VALUE		51,972	
TOTAL LAND VALUE - MARKET		256,000	
TOTAL MARKET VALUE		2,006,828	
SOH/AGL Deduction		139,101	
ASSESSED VALUE		1,867,727	
TOTAL EXEMPTION VALUE	84	1,813,819	
BASE TAXABLE VALUE		53,908	
TOTAL JUST VALUE		2,006,828	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,291,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047781	Electrical Servic	0	07/28/2023
000047782	Electrical Servic	0	07/28/2023
17-1018	MULTIFAM	0	12/27/2017
17-1022	MULTIFAM	0	12/27/2017
17-1026	MULTIFAM	0	12/27/2017
17-1030	MULTIFAM	0	12/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0647	12/19/2017	WD	Q	I	01	4,815,800
GRANTOR: CEDAR PARK LLC						
GRANTEE: SP PARK LLC						
1076/2776	2/23/2006	WD	Q	I		1,625,000
GRANTOR: HAVEN CEDAR PARK LLC						
GRANTEE: CEDAR PARK LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W190 S28 E18 FOP= S4 E26 N4 W26\$ E64 FOP= S4 E26 N4 W26\$ E64 FOP= S4 E26 N4 W26\$ E44 N7 UST= E8 N14 W8 S14\$ N21\$ PTR=N60 FUS= W190 S28 E18 FOP= S4 E26 N4 W26\$ E64 FOP= S4 E26 N4 W26 \$ E64 FOP= S4 E26 N4 W26\$ E44 N7 UST= E8 N14 W8 S14\$ N21\$ S60\$.

COMM NE COR, S 605.90 FT FOR POB
 FT, W 100 FT, S 50 FT, W 237 FT
 RR, NW ALONG R/W 369.35 FT, N 37

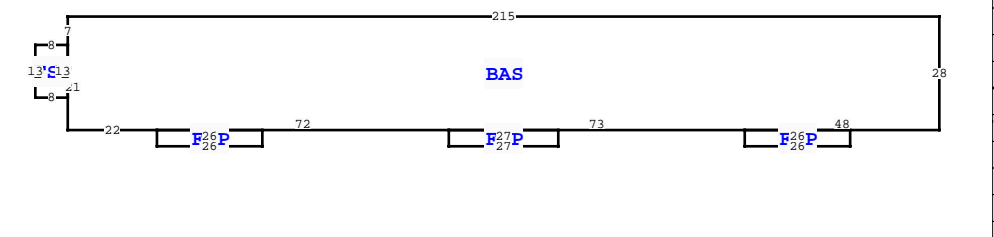
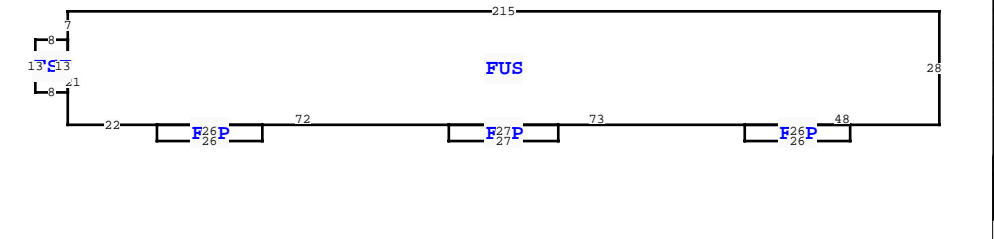
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BUILDING CHARACTERISTICS	
ELEMENT	CD
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Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Stories	2. 2. 100
Units	12 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0300MULTI-FAM 10+
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7 M/FAM LOW	0%	12,342	84.9366	53.51	660,420	1968	1968	0	0	50.00	50.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,020	100		6,020	161,065
FOP	104	30		31	830
FOP	104	30		31	830
FOP	104	30		31	830
FOP	104	30		31	830
FOP	108	30		32	856
FOP	108	30		32	856
FST	104	55		57	1,525
FST	104	55		57	1,525
FUS	6,020	100		6,020	161,065
TOTALS	12,880			12,342	330,210

375 NW BASCOM NORRIS DR, LAKE CITY

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

TOTAL OB/XF 0

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

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

COLUMBIA COUNTY PROPERTY		PAGE 6 of 7	1
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GRANTOR: HAVEN CEDAR PARK LLC						
GRANTEE: CEDAR PARK LLC						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W215 S7 FST= W8 S13 E8 N13S21 E22 FOP= S4 E26 N4 W26\$ E72FOP= S4 E27 N4 W27\$ E73 FOP= S4 E26 N4 W26 \$ E48 N28\$ PTR=N60 FUS= W215 S7 FST= W8 S13 E8 N13\$ S21 E22 FOP= S4 E26 N4 W26\$ E72FOP= S4 E27 N4 W27\$ E73 FOP= S4 E26 N4 W26\$ E48 N28 \$ S60\$.												

