COMM SW COR OF LOT 8 MELTON'S ANNEX S/D, RUN W 380 FT FOR POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

**2027**

**31-3S-17-06254-000**

## BUILDING CHARACTERISTICS

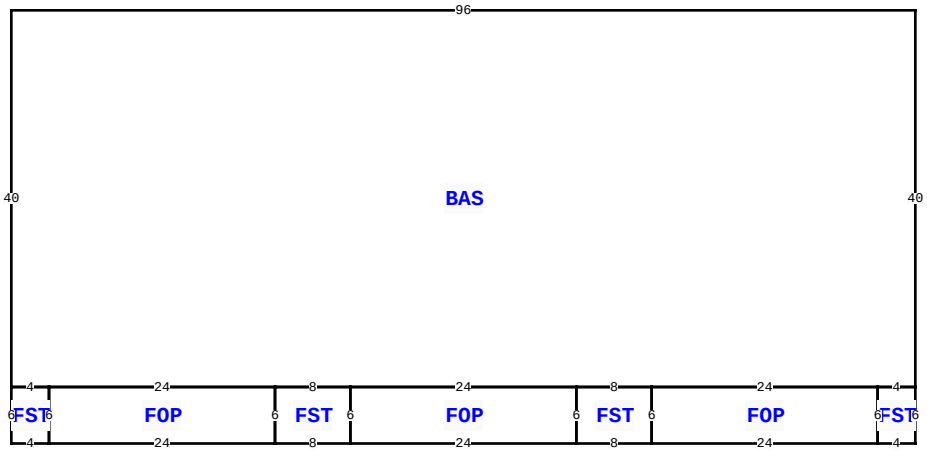
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 6 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0300 | MULTI-FAM 10+ |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,840 | 100 | | 3,840 | 125,347 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FST | 24 | 55 | | 13 | 424 |
| FST | 24 | 55 | | 13 | 424 |
| FST | 48 | 55 | | 26 | 849 |
| FST | 48 | 55 | | 26 | 849 |
| TOTALS | 4,416 | | | 4,047 | 132,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 4,047 | 96.3900 | 60.73 | 245,774 | 1988 | 1988 | 0 | 0 | 0 | 46.25 | 53.75 |

1 M/FAM LOW 0% - 0 Heated Area: 3840 HX Base Yr




1104 SW ANNISTON CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 3,584.00 | UT | 2.00 | 2.00 | 50 | 1988 | 1988 | 3 | 50 | 3,584 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 21,488.00 | UT | 1.10 | 1.10 | 50 | 1988 | 1988 | 3 | 50 | 11,818 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 6 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 594,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 595,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 595,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 595,000 |
| TOTAL JUST VALUE | 595,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 595,000 |

SALE:1:1: SOLD TO DEVELOPER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2436 | MAINT/ALTR | 300 | 11/14/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0648/0249 | 3/31/1988 | WD | U | V | | 35,000 |

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W96 S40 FST= S6 E4 N6 W4$ E4 FOP= S6 E24 N6 W24$E24FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E4 N6 W4$ E4 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 15,402

| 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 | 0300 | C | MULTI-FAM | 0 | | *RMF-4 | 486.00 | 356.00 | 3.97 | AC | | 1.00 | 1.00 | 1.00 | 32,000.00 | 32,000.00 | 127,040 | | | | | | | |

REVIEW DATE 03/09/2026 BY JB Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR OF LOT 8 MELTON'S
ANNEX S/D, RUN W 380 FT FOR
POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

**2027**

**31-3S-17-06254-000**

## BUILDING CHARACTERISTICS

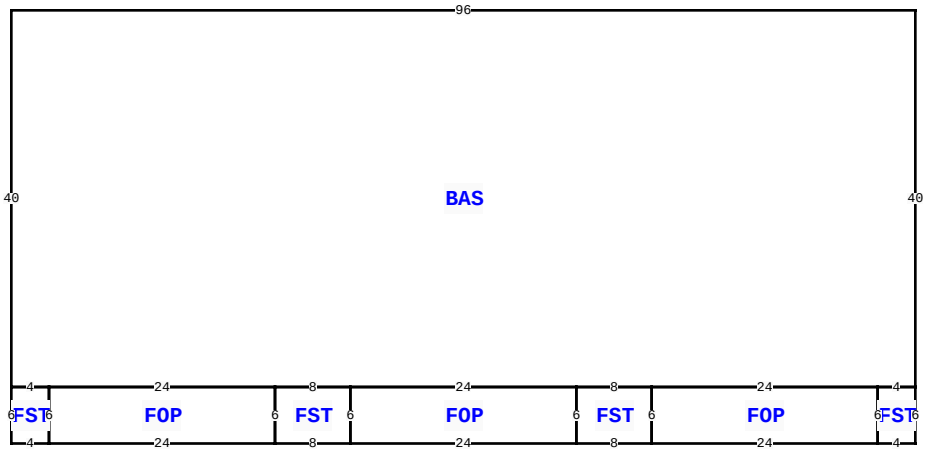
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 6 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0300 | MULTI-FAM 10+ |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,840 | 100 | | 3,840 | 125,347 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FST | 24 | 55 | | 13 | 424 |
| FST | 24 | 55 | | 13 | 424 |
| FST | 48 | 55 | | 26 | 849 |
| FST | 48 | 55 | | 26 | 849 |
| TOTALS | 4,416 | | | 4,047 | 132,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 4,047 | 96.3900 | 60.73 | 245,774 | 1988 | 1988 | 0 | 0 | 0 | 46.25 | 53.75 |

2 M/FAM LOW 0% - 0 Heated Area: 3840 HX Base Yr




1104 SW ANNISTON CIR, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/14/2026 MLU
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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 6 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 594,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 595,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 595,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 595,000 |
| TOTAL JUST VALUE | 595,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 595,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0648/0249 | 3/31/1988 | WD | U | V | | 35,000 |

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W96 S40 FST= S6 E4 N6 W4$ E4 FOP= S6 E24 N6 W24$ E24
FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6
W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E4 N6 W4$ E4 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 03/09/2026 BY JB Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR OF LOT 8 MELTON'S
ANNEX S/D, RUN W 380 FT FOR
POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

**2027**

**31-3S-17-06254-000**

## BUILDING CHARACTERISTICS

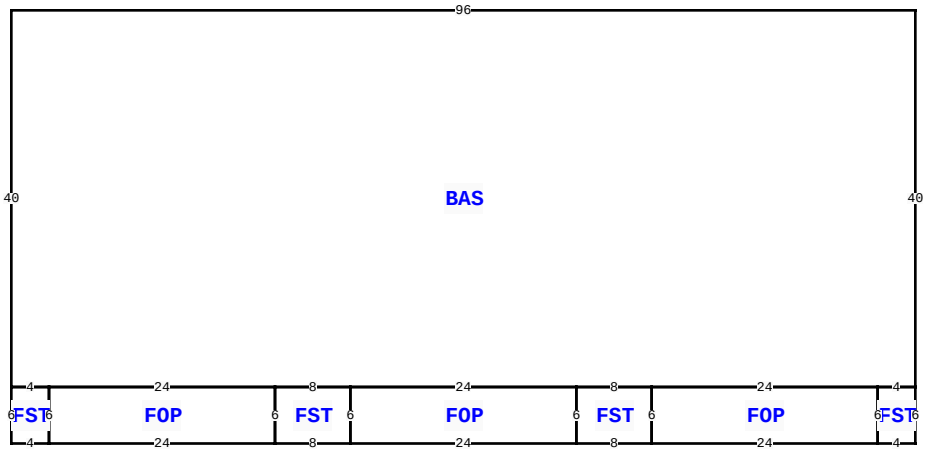
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 6 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0300 | MULTI-FAM 10+ |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,840 | 100 | | 3,840 | 125,347 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FST | 24 | 55 | | 13 | 424 |
| FST | 24 | 55 | | 13 | 424 |
| FST | 48 | 55 | | 26 | 849 |
| FST | 48 | 55 | | 26 | 849 |
| TOTALS | 4,416 | | | 4,047 | 132,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 4,047 | 96.3900 | 60.73 | 245,774 | 1988 | 1988 | 0 | 0 | 0 | 46.25 | 53.75 |

3 M/FAM LOW 0% - 0 Heated Area: 3840 HX Base Yr




1104 SW ANNISTON CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 3 of 6 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 594,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 595,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 595,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 595,000 |
| TOTAL JUST VALUE | 595,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 595,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0648/0249 | 3/31/1988 | WD | U | V | | 35,000 |

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W96 S40 FST= S6 E4 N6 W4$ E4 FOP= S6 E24 N6 W24$ E24
FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6
W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E4 N6 W4$ E4 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 03/09/2026 BY JB Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR OF LOT 8 MELTON'S ANNEX S/D, RUN W 380 FT FOR POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

**2027**

**31-3S-17-06254-000**

## BUILDING CHARACTERISTICS

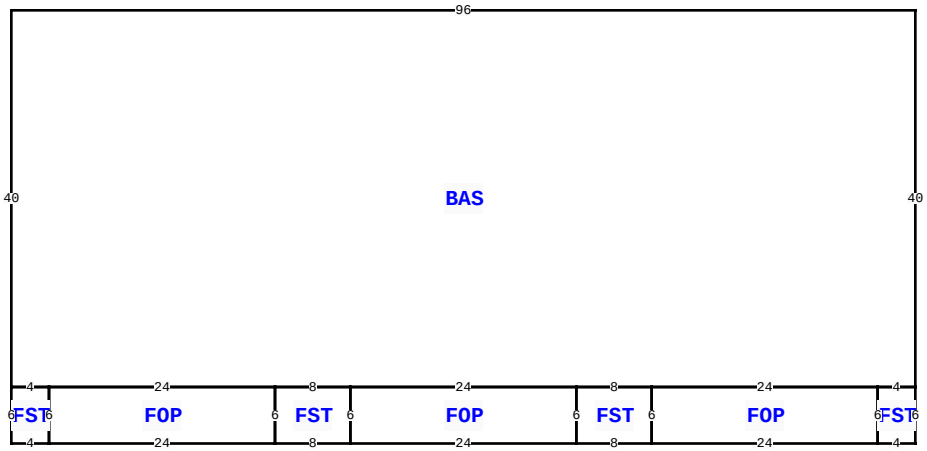
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
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| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
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| Bedrooms | | 1 100 |
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| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 6 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0300 | MULTI-FAM 10+ |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,840 | 100 | | 3,840 | 125,347 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FOP | 144 | 30 | | 43 | 1,403 |
| FST | 24 | 55 | | 13 | 424 |
| FST | 24 | 55 | | 13 | 424 |
| FST | 48 | 55 | | 26 | 849 |
| FST | 48 | 55 | | 26 | 849 |
| TOTALS | 4,416 | | | 4,047 | 132,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 4,047 | 96.3900 | 60.73 | 245,774 | 1988 | 1988 | 0 | 0 | 0 | 46.25 | 53.75 |

4 M/FAM LOW 0% - 0 Heated Area: 3840 HX Base Yr




1104 SW ANNISTON CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 4 of 6 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 594,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 595,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 595,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 595,000 |
| TOTAL JUST VALUE | 595,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 595,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0648/0249 | 3/31/1988 | WD | U | V | | 35,000 |

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W96 S40 FST= S6 E4 N6 W4$ E4 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E8 N6 W8$ E8 FOP= S6 E24 N6 W24$ E24 FST= S6 E4 N6 W4$ E4 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 03/09/2026 BY JB Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR OF LOT 8 MELTON'S ANNEX S/D, RUN W 380 FT FOR POB, RUN S 485.89 FT, W 501.2

LAKEWOOD APARTMENTS II LTD
1002 W 23RD ST SUITE 400
PANAMA CITY, FL 32405

**2027**

**31-3S-17-06254-000**

## BUILDING CHARACTERISTICS

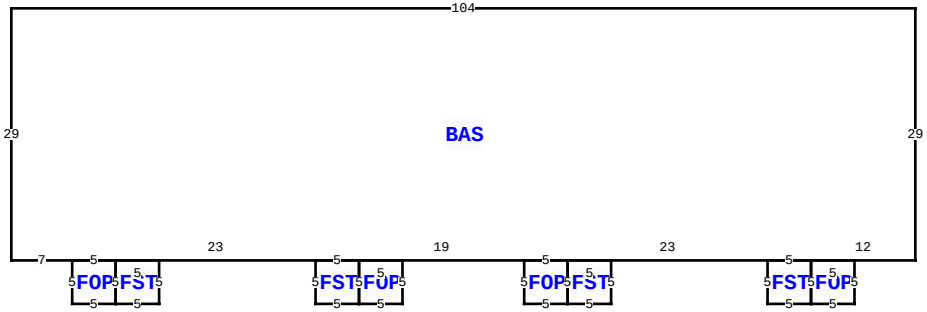
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 4 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0300 | MULTI-FAM 10+ |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,016 | 100 | | 3,016 | 101,335 |
| FOP | 100 | 30 | | 30 | 1,008 |
| FST | 100 | 55 | | 55 | 1,848 |
| TOTALS | 3,216 | | | 3,101 | 104,191 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2200 | 03 | 3,101 | 99.2160 | 62.51 | 193,844 | 1988 | 1988 | 0 | 0 | 0 | 46.25 | 53.75 |

5 M/FAM LOW 0% - 0 Heated Area: 3016 HX Base Yr




1104 SW ANNISTON CIR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/14/2026 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 5 of 6 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 594,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 595,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 595,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 595,000 |
| TOTAL JUST VALUE | 595,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 595,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0648/0249 | 3/31/1988 | WD | U | V | | 35,000 |

GRANTOR: ROYAL AMERICAN DEV

GRANTEE: LAKEWOOD APTS LTD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W104 S29 E7 FOP= S5 E5 N5 W5$ E5 FST= S5 E5 N5 W5$ E23 FST= S5 E5 N5 W5$ E5 FOP= S5 E5 N5 W5$ E19 FOP= S5 E5 N5 W5$ E5 FST= S5E5 N5 W5$ E23 FST= S5 E5 N5 W5$ E5 FOP= S5 E5 N5 W5$ E12 N29$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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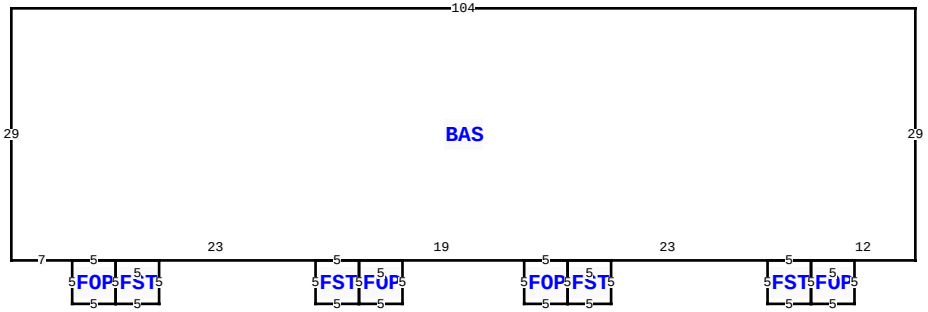
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|---|---|---|---|---|---|---|---|---|---|---|---|---|
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1104 SW ANNISTON CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/14/2026 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 6 1

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| NCON VALUE | 0 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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## 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 03/09/2026 BY JB Total Acres: 3.97 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS