

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

2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,840	100	
FOP	144	30	
FOP	144	30	
FOP	144	30	
FST	24	55	
FST	24	55	
FST	48	55	
FST	48	55	
TOTALS	4,416		

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%	- 0							
				Heated Area:	3840			HX Base Yr			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
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
<b>SALES DATA</b>			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0648/0249	3/31/1988	WD U	V
			SALE PRICE
			35,000
GRANTOR: ROYAL AMERICAN DEV			
GRANTEE: LAKEWOOD APTS LTD			
<b>BUILDING NOTES</b>			
<b>BUILDING DIMENSIONS</b>			
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\$.			

EXTRA FEATURES											
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	0	0	0	3,584.00	UT	2.00	2.00	50
2	0260	PAVEMENT-A	0	0	0	0	21,488.00	UT	1.10	1.10	50

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	186.00	356.00	3.97	AC		1.00	1.00	1.00	32,000.00	32,000.00	127,040							





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

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2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	3,840	100	
FOP	144	30	
FOP	144	30	
FOP	144	30	
FST	24	55	
FST	24	55	
FST	48	55	
FST	48	55	
TOTALS	4,416		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
4 M/FAM LOW	0%	- 0		60.73	245,774	1988	1988	0	0	46.25	53.75												
				Heated Area: 3840				HX Base Yr															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/14/2026		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/14/2026																				

COLUMBIA COUNTY PROPERTY		PAGE 4 of 6	1
VALUATION SUMMARY		RECONCILE	
Tax Group: 1	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= 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\$.	

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

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



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

2026

31-3S-17-06254-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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	0300MULTI-FAM 10+		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,016	100	
FOP	100	30	
FST	100	55	
TOTALS	3,216		

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	46.25	53.75											
6 M/FAM LOW 0% - 0			Heated Area: 3016			HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/14/2026		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/14/2026																				

COLUMBIA COUNTY PROPERTY		PAGE 6 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						

EXTRA FEATURES		1104 SW ANNISTON CIR, LAKE CITY														
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

TOTAL OB/XF																
0																

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

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