COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

2027

31-3S-17-06256-002

BUILDING CHARACTERISTICS

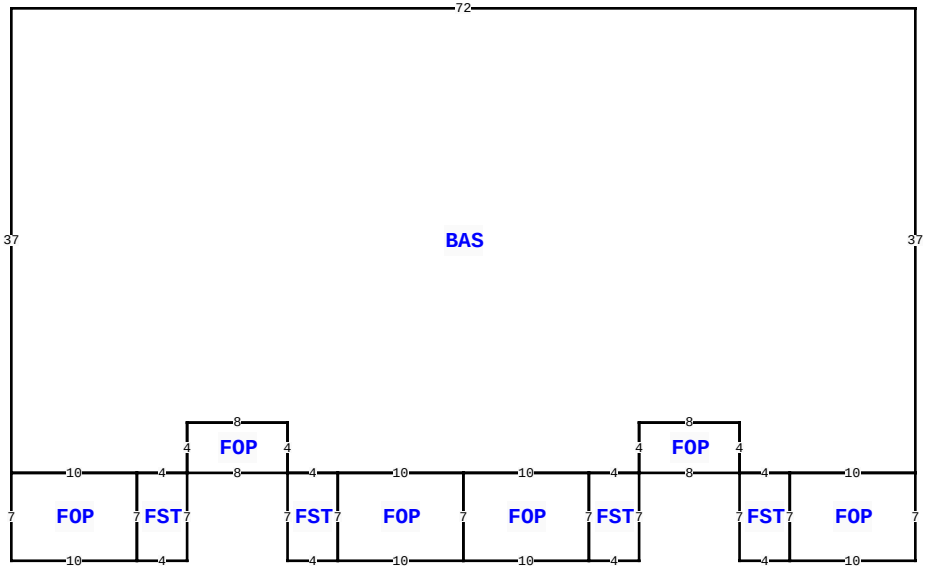
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		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	2,600	100		2,600	77,194
FOP	32	30		10	297
FOP	32	30		10	297
FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FST	28	55		15	446
FST	28	55		15	446
FST	28	55		15	446
TOTALS	3,056			2,764	82,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,764	94.2552	59.38	164,126	1981	1981	0	0	0	50.00	50.00

4 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr



** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 10 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2423	MAINT/ALTR	125	11/14/2011
1404	MAINT/ALTR	75	09/16/2009
1405	MAINT/ALTR	83	09/16/2009
80	MAINT/ALTR	55	03/12/2007
81	MAINT/ALTR	55	03/12/2007
3782	MAINT/ALTR	75	06/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

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	8,128.00	UT	2.00	2.00	50	1993	1993	3	50	8,128	
2	0260	PAVEMENT-A	0	0	0	0	30,256.00	UT	1.10	1.10	50	1993	1993	3	50	16,641	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 25,369

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	84.00	360.00	4.00	AC		1.00	1.00	1.00	32,000.00	32,000.00	128,000							

REVIEW DATE 03/09/2026 BY JB Total Acres: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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1002 W 23RD ST SUITE 400
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2027

31-3S-17-06256-002

BUILDING CHARACTERISTICS

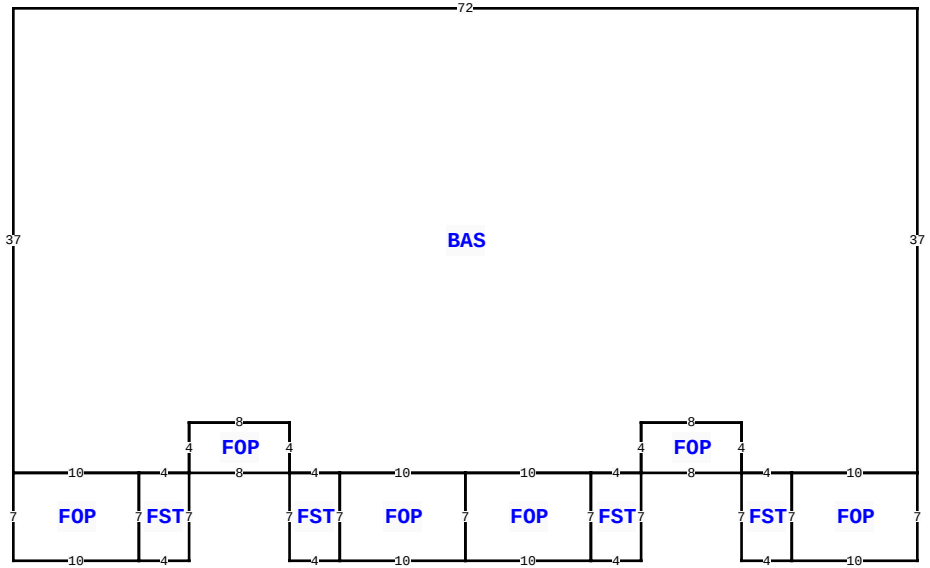
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
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Interior Wall	05	DRYWALL 100
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		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	2,600	100		2,600	77,194
FOP	32	30		10	297
FOP	32	30		10	297
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FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FST	28	55		15	446
FST	28	55		15	446
FST	28	55		15	446
TOTALS	3,056			2,764	82,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,764	94.2552	59.38	164,126	1981	1981	0	0	0	50.00	50.00

5 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr



** This building has 11 Sub-Areas

1072 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 2 of 10 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR LOT 8 MELTON'S
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BUILDING CHARACTERISTICS

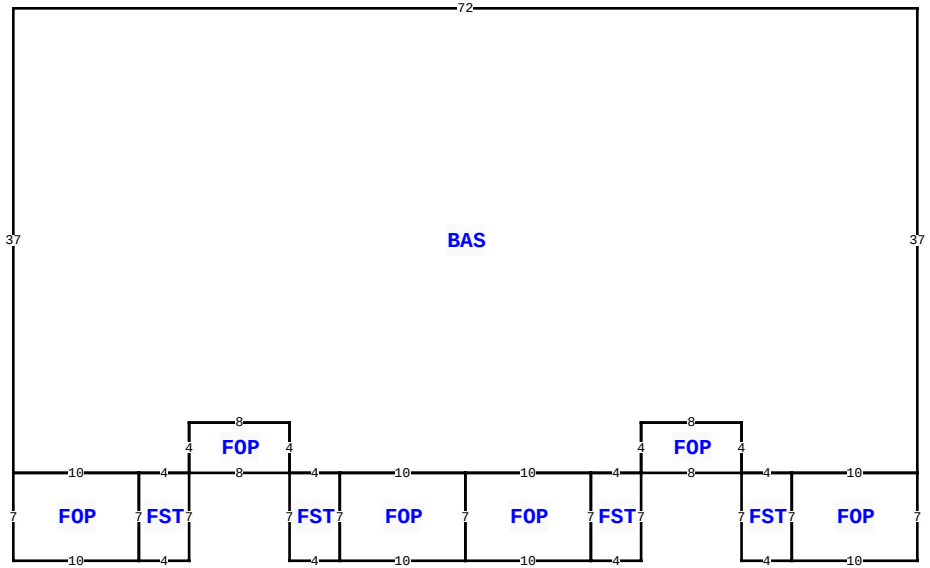
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Bedrooms		1 100
Bathrooms		1 100
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Story Height		8 100
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Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	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	2,600	100		2,600	77,194
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FOP	32	30		10	297
FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FST	28	55		15	446
FST	28	55		15	446
FST	28	55		15	446
TOTALS	3,056			2,764	82,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,764	94.2552	59.38	164,126	1981	1981	0	0	0	50.00	50.00

6 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr



** This building has 11 Sub-Areas

1072 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 3 of 10 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7E10 N7 W10$ E10 N37$.

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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

2027

31-3S-17-06256-002

BUILDING CHARACTERISTICS

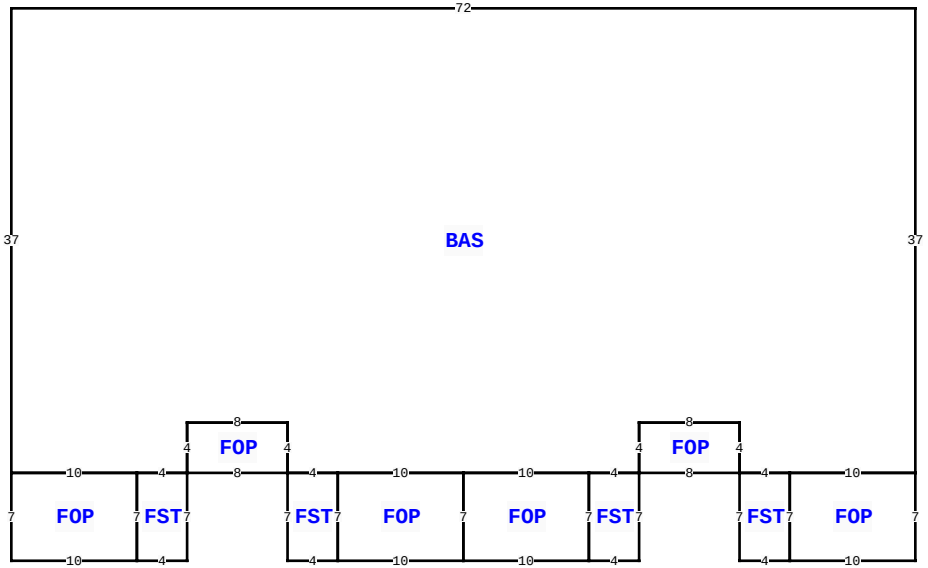
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
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Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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Story Height		8 100
RMS		0 100
Stories	1.	1. 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	2,600	100		2,600	77,194
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FOP	70	30		21	624
FST	28	55		15	446
FST	28	55		15	446
FST	28	55		15	446
TOTALS	3,056			2,764	82,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,764	94.2552	59.38	164,126	1981	1981	0	0	0	50.00	50.00

7 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr



** This building has 11 Sub-Areas

1072 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 4 of 10 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7E10 N7 W10$ E10 N37$.

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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

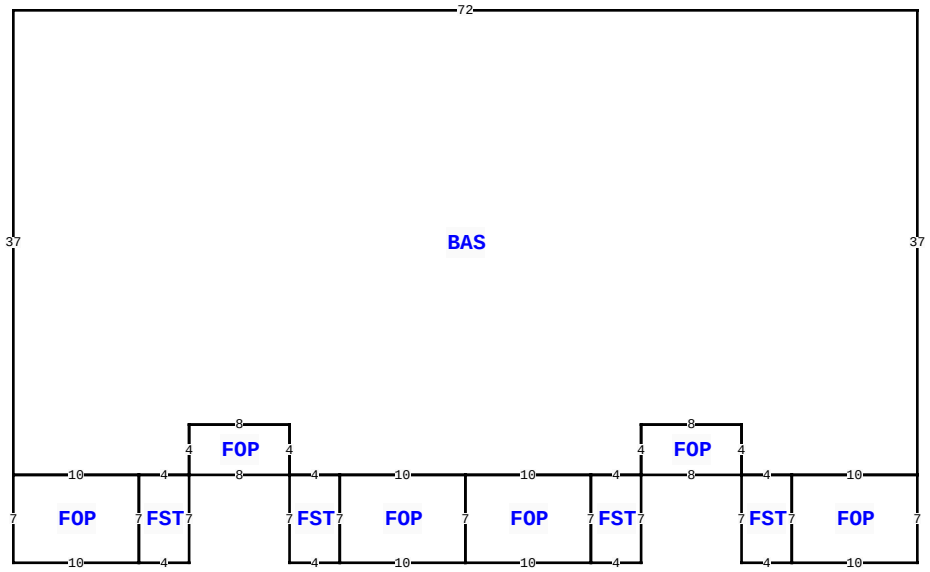
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
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8 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr



** This building has 11 Sub-Areas

1072 SW ANNISTON CIR, LAKE CITY

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

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
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ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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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

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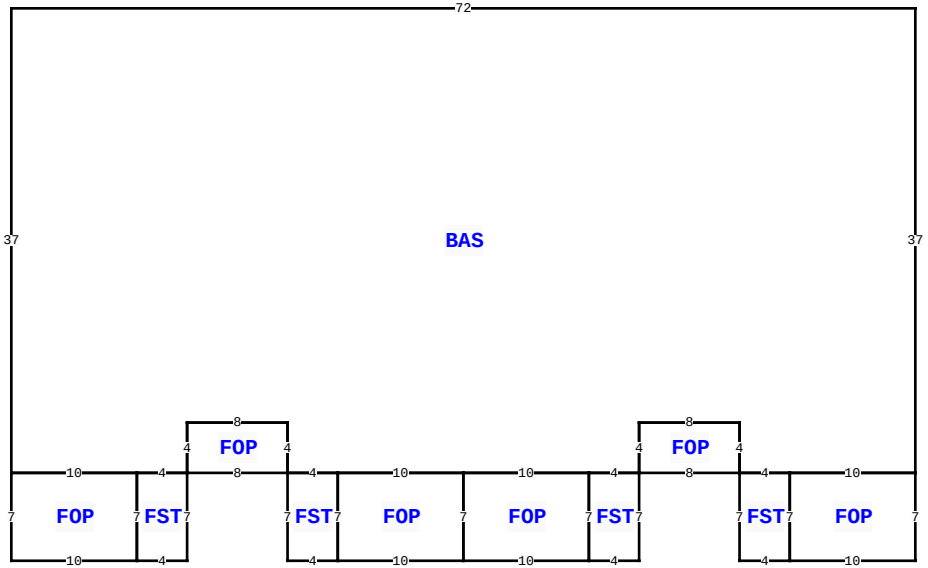
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Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		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	2,600	100		2,600	77,194
FOP	32	30		10	297
FOP	32	30		10	297
FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FST	28	55		15	446
FST	28	55		15	446
FST	28	55		15	446
TOTALS	3,056			2,764	82,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,764	94.2552	59.38	164,126	1981	1981	0	0	0	50.00	50.00

9 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr



** This building has 11 Sub-Areas

1072 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 10 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

2027

31-3S-17-06256-002

BUILDING CHARACTERISTICS

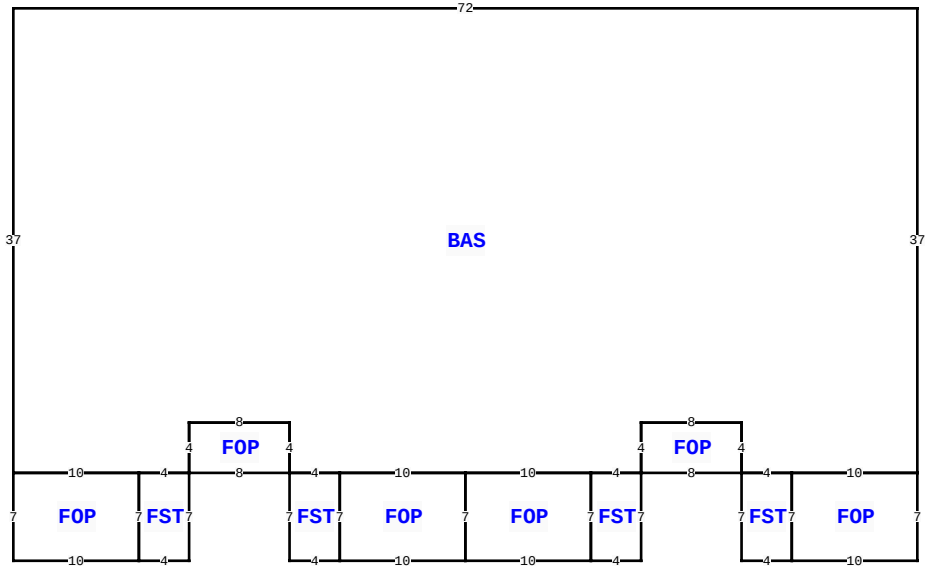
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		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	2,600	100		2,600	77,194
FOP	32	30		10	297
FOP	32	30		10	297
FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FOP	70	30		21	624
FST	28	55		15	446
FST	28	55		15	446
FST	28	55		15	446
TOTALS	3,056			2,764	82,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,764	94.2552	59.38	164,126	1981	1981	0	0	0	50.00	50.00

10 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr



** This building has 11 Sub-Areas

1072 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 7 of 10 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 N37 $.

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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

2027

31-3S-17-06256-002

BUILDING CHARACTERISTICS

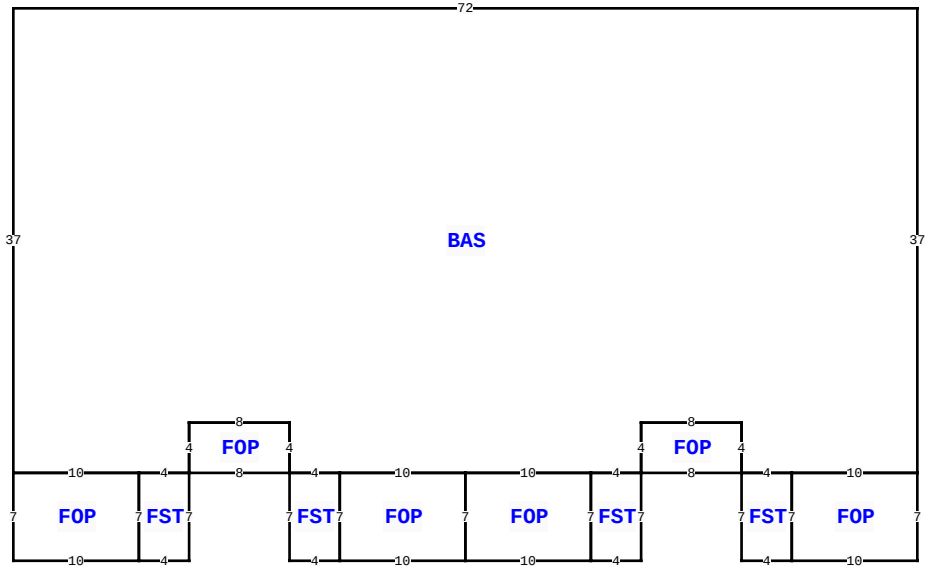
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	2,600	100		2,600	77,961
FOP	32	30		10	300
FOP	32	30		10	300
FOP	70	30		21	630
FOP	70	30		21	630
FOP	70	30		21	630
FOP	70	30		21	630
FST	28	55		15	450
FST	28	55		15	450
FST	28	55		15	450
TOTALS	3,056			2,764	82,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	2,764	95.1912	59.97	165,757	1981	1981	0	0	0	50.00	50.00

11 M/FAM LOW 0% - 0 Heated Area: 2600 HX Base Yr



** This building has 11 Sub-Areas

1072 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 8 of 10 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S37 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10 N7 W10$ E10 FOP= S7 E10 N7 W10$ E10 FST= S7 E4 N7 W4$ E4 FOP= E8 N4 W8 S4$ N4 E8 S4 FST= S7 E4 N7 W4$ E4 FOP= S7 E10N 7 W10$ E10 N37 $.

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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

2027

31-3S-17-06256-002

BUILDING CHARACTERISTICS

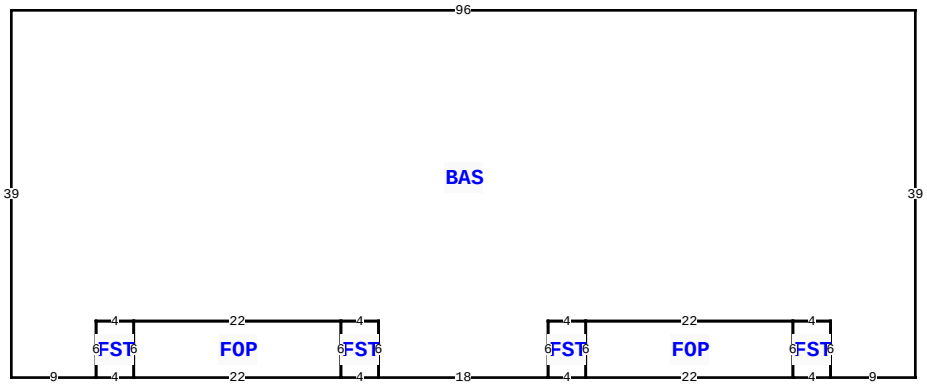
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	3,384	100		3,384	100,488
FOP	132	30		40	1,188
FOP	132	30		40	1,188
FST	24	55		13	386
FST	24	55		13	386
FST	24	55		13	386
FST	24	55		13	386
TOTALS	3,744			3,516	104,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	3,516	94.2759	59.39	208,815	1981	1981	0	0	0	50.00	50.00

12 M/FAM LOW 0% - 0 Heated Area: 3384 HX Base Yr



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

1072 SW ANNISTON CIR, LAKE CITY

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

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S39 E9 FST= E4 N6 W4 S6$ N6 E4 FOP= S6 E22 N6 W22$ E22 FST= S6 E4 N6 W4$ E4 S6 E18 FST= E4 N6 W4 S6$ N6 E4 FOP= S6 E22 N6 W22$ E22 FST= S6 E4 N6 W4$ E4 S6 E9 N39$.

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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS

COMM SW COR LOT 8 MELTON'S
ANNEX S/D, RUN S 487.90 FT, W
340 FT, N 485.89 FT, E 380 FT

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

2027

31-3S-17-06256-002

BUILDING CHARACTERISTICS

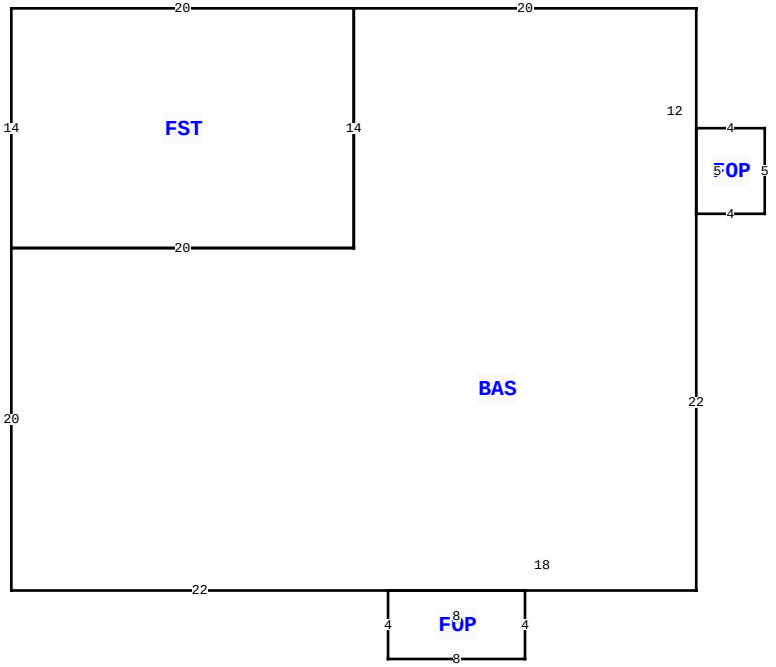
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	1,080	100		1,080	33,183
FOP	20	30		6	185
FOP	32	30		10	308
FST	280	50		140	4,302
TOTALS	1,412			1,236	37,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,236	83.0466	61.45	75,952	1981	1981	0	0	0	50.00	50.00

13 OFFICE LOW 0% - 0 Heated Area: 1080 HX Base Yr



1072 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 10 of 10 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	649,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	650,000
SOH/AGL Deduction	0
ASSESSED VALUE	650,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,000
TOTAL JUST VALUE	650,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FST= W20 S14 E20 N14$ S14 W20 S20 E22 FOP= S4E8 N4 W8$ E18 N22 FOP= E4 N5 W4 S5 $ N12$.

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: 4.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/17/2026 BY SYS