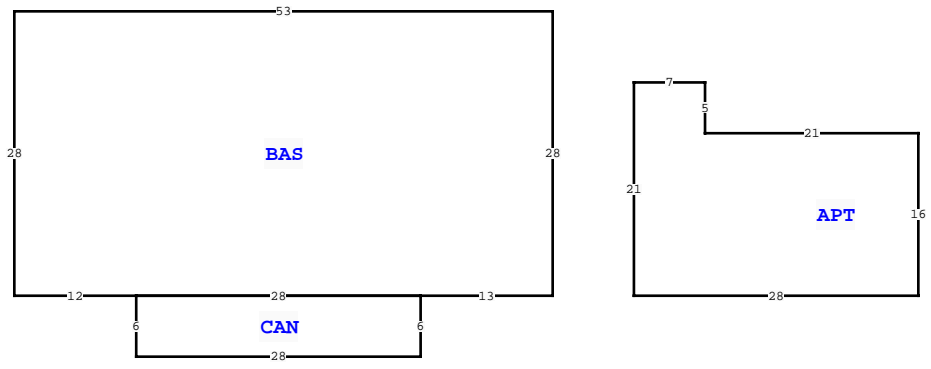


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Fixtures		5	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	1.5	1.5	100
Units		0	100
Quality	05	05	
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
APT	483	100	
BAS	1,484	100	
CAN	168	30	
TOTALS	2,135		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CLUB HOUSE	0%	- 0								
Heated Area: 1967 HX Base Yr											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	OB/XF MKT VALUE
1	0166	CONC,PAVMT	36,380
2	0260	PAVEMENT-A	170,280
3	0253	LIGHTING	12,960
4	0270	POOL COMM	28,800
5	0060	CARPORT F	480
6	0120	CLFENCE 4	7,800
7	0140	CLFENCE 6	19,000
8	0295	SPKLR SYS	29,358
9	0295	SPKLR SYS	29,358
10	0295	SPKLR SYS	29,358

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
384 SW DEXTER CIR, LAKE CITY											
TOTALS 2,135 2,017 80,646											

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	0820	C	APARTMENTS	0		*RMF-2	0.00	0.00	11.62	AC		1.00	1.00	1.00	32,000.00	32,000.00	371,840							

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 1 Tax Dist:											
BUILDING MARKET VALUE 9,903,084											
TOTAL MARKET OB/XF VALUE 646,558											
TOTAL LAND VALUE - MARKET 371,840											
TOTAL MARKET VALUE 10,921,482											
SOH/AGL Deduction 0											
ASSESSED VALUE 10,921,482											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 10,921,482											
TOTAL JUST VALUE 10,921,482											
NCON VALUE 0											
INCOME VALUE 0											
PREVIOUS YEAR MKT VALUE 10,919,893											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1198	REMODEL	120	02/09/2009
527	COMMERCIAL	300	01/31/2008
475	MULTIFAM	2,800	01/10/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD Q	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD U	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W53 S28 E12 E28 E13 N28 \$APT=[ORIG=8,28] E28 N16 W21 N5 W7 S21 \$CAN=[ORIG=-41,28] S6 E28 N6 W28\$	



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		16	100
Quality	05	05	
DOR CODE	0300	MULTI-FAM	10+
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

MARKET ADJUSTMENTS																																																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																	
2 M/FAM ROW		0%	- 0																																																									
Heated Area: 13048 HX Base Yr																																																												
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>6,524</td> <td>100</td> <td></td> <td>6,524</td> <td>392,517</td> </tr> <tr> <td>FOP</td> <td>48</td> <td>30</td> <td></td> <td>14</td> <td>843</td> </tr> <tr> <td>FOP</td> <td>48</td> <td>30</td> <td></td> <td>14</td> <td>843</td> </tr> <tr> <td>FOP</td> <td>48</td> <td>30</td> <td></td> <td>14</td> <td>843</td> </tr> <tr> <td>FOP</td> <td>48</td> <td>30</td> <td></td> <td>14</td> <td>843</td> </tr> <tr> <td>FUS</td> <td>6,524</td> <td>100</td> <td></td> <td>6,524</td> <td>392,517</td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>13,240</b></td> <td></td> <td></td> <td><b>13,104</b></td> <td><b>788,402</b></td> </tr> </tbody> </table>													AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	6,524	100		6,524	392,517	FOP	48	30		14	843	FOP	48	30		14	843	FOP	48	30		14	843	FOP	48	30		14	843	FUS	6,524	100		6,524	392,517	<b>TOTALS</b>	<b>13,240</b>			<b>13,104</b>	<b>788,402</b>
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	6,524	100		6,524	392,517																																																							
FOP	48	30		14	843																																																							
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FUS	6,524	100		6,524	392,517																																																							
<b>TOTALS</b>	<b>13,240</b>			<b>13,104</b>	<b>788,402</b>																																																							

COLUMBIA COUNTY PROPERTY		PAGE 2 of 15	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		9,903,084	
TOTAL MARKET OB/XF VALUE		646,558	
TOTAL LAND VALUE - MARKET		371,840	
TOTAL MARKET VALUE		10,921,482	
SOH/AGL Deduction		0	
ASSESSED VALUE		10,921,482	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,921,482	
TOTAL JUST VALUE		10,921,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,919,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD Q	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD U	I	38		6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

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
11	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
12	0295	SPKLR SYS	0	0	0	0	9,800.00	UT	2.25	2.25	100	2008	2008	3	100	22,050	
13	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
14	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
15	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
16	0295	SPKLR SYS	0	0	0	0	6,496.00	UT	2.25	2.25	100	2008	2008	3	100	14,616	
17	0295	SPKLR SYS	0	0	0	0	9,800.00	UT	2.25	2.25	100	2008	2008	3	100	22,050	
18	0295	SPKLR SYS	0	0	0	0	9,800.00	UT	2.25	2.25	100	2008	2008	3	100	22,050	
19	0295	SPKLR SYS	0	0	0	0	9,800.00	UT	2.25	2.25	100	2008	2008	3	100	22,050	
20	0295	SPKLR SYS	0	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
<b>TOTAL OB/XF</b>													<b>249,606</b>				

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

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[ORIG=0,17] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$</p> <p>FUS=[ORIG=0,0] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$</p> <p>FOP=[ORIG=-208,43] S6 E8 N6 W8 \$</p> <p>FOP=[TR=2008;ORIG=-148,45] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-90,43] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-34,45] S6 E8 N6 W8 \$</p>	

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	



ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		0	100		
Stories	2.	2.	100		
Units		16	100		
Quality	05	05			
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	6,524	100		6,524	392,517
FOP	48	30		14	843
FOP	48	30		14	843
FOP	48	30		14	843
FOP	48	30		14	843
FUS	6,524	100		6,524	392,517
TOTALS	13,240			13,104	788,402

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3 M/FAM ROW		0% - 0			Heated Area: 13048					HX Base Yr	

COLUMBIA COUNTY PROPERTY		PAGE 3 of 15	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			9,903,084
TOTAL MARKET OB/XF VALUE			646,558
TOTAL LAND VALUE - MARKET			371,840
TOTAL MARKET VALUE			10,921,482
SOH/AGL Deduction			0
ASSESSED VALUE			10,921,482
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,921,482
TOTAL JUST VALUE			10,921,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD Q	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD U	I	38		6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

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
21	0295	SPKLR SYS	0	0	0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100	29,358	
22	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
23	0294	SHED WOOD/	0	0	12	18	UT	10.00	10.00	100	0	0	3	100	2,160	
24	0296	SHED METAL	0	0	10	14	UT	9.00	9.00	100	0	0	3	100	1,260	

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

BUILDING NOTES	
BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$	
FUS=[ORIG=0,-50] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$	
FOP=[ORIG=-208,26] S6 E8 N6 W8 \$	
FOP=[ORIG=-149,28] S6 E8 N6 W8 \$	
FOP=[ORIG=-91,26] S6 E8 N6 W8 \$	
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$	
PTR=[ORIG=0,0] N50 S50 \$	

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		16	100
Quality	05	05	
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	6,524	100	
FOP	48	30	
FOP	48	30	
FOP	48	30	
FOP	48	30	
FUS	6,524	100	
TOTALS	13,240		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
4 M/FAM ROW		0% - 0		76.40	1,001,146	2008	2008	0	0	21.25	78.75												
Heated Area: 13048 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 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		9,903,084	
TOTAL MARKET OB/XF VALUE		646,558	
TOTAL LAND VALUE - MARKET		371,840	
TOTAL MARKET VALUE		10,921,482	
SOH/AGL Deduction		0	
ASSESSED VALUE		10,921,482	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,921,482	
TOTAL JUST VALUE		10,921,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,919,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$FUS=[ORIG=0,-50] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$FOP=[ORIG=-208,26] S6 E8 N6 W8 \$FOP=[ORIG=-149,28] S6 E8 N6 W8 \$FOP=[ORIG=-91,26] S6 E8 N6 W8 \$FOP=[ORIG=-33,28] S6 E8 N6 W8 \$.	

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

ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		0	100		
Stories	2.	16	100		
Units		16	100		
Quality	05	05			
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	6,524	100		6,524	385,169
FOP	48	30		14	827
FOP	48	30		14	827
FOP	48	30		14	827
FOP	48	30		14	827
FUS	6,524	100		6,524	385,169
TOTALS	13,240			13,104	773,646

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
5 M/FAM ROW		0% - 0																					
Heated Area: 13048						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 VALUATION SUMMARY		PAGE 5 of 15	1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			9,903,084
TOTAL MARKET OB/XF VALUE			646,558
TOTAL LAND VALUE - MARKET			371,840
TOTAL MARKET VALUE			10,921,482
SOH/AGL Deduction			0
ASSESSED VALUE			10,921,482
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,921,482
TOTAL JUST VALUE			10,921,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			10,919,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

EXTRA FEATURES	
384 SW DEXTER CIR, LAKE CITY	

BUILDING NOTES	
<p>BAS=[ORIG=-2,9] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$</p> <p>FUS=[ORIG=0,0] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$</p> <p>FOP=[ORIG=-210,35] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-150,43] N6 E8 S6 W8 \$</p> <p>FOP=[ORIG=-90,35] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-33,37] S6 E8 N6 W8 \$</p>	

BUILDING DIMENSIONS	
<p>BAS=[ORIG=-2,9] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$</p> <p>FUS=[ORIG=0,0] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$</p> <p>FOP=[ORIG=-210,35] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-150,43] N6 E8 S6 W8 \$</p> <p>FOP=[ORIG=-90,35] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-33,37] S6 E8 N6 W8 \$</p>	

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

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2500	03	9,842	105.8000	77.23	760,098	2008	2008	0	0	21.25	78.75
6 M/FAM ROW 0% - 0 Heated Area: 9800 HX Base Yr											

Quality	05	05			
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	4,900	100		4,900	298,011
FOP	48	30		14	851
FOP	48	30		14	851
FOP	48	30		14	851
FUS	4,900	100		4,900	298,011
TOTALS	9,944			9,842	598,577

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												
384 SW DEXTER CIR, LAKE CITY																													
<table border="0"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/14/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>																		BLD DATE		LGL DATE		XF DATE		LAND DATE	05/14/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																											
XF DATE		LAND DATE	05/14/2026																										
INC DATE		AG DATE	MLU																										
TOTAL OB/XF																0													

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	DPHT FACT	% COND	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 15	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		9,903,084	
TOTAL MARKET OB/XF VALUE		646,558	
TOTAL LAND VALUE - MARKET		371,840	
TOTAL MARKET VALUE		10,921,482	
SOH/AGL Deduction		0	
ASSESSED VALUE		10,921,482	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,921,482	
TOTAL JUST VALUE		10,921,482	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		10,919,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 \$
FUS=[ORIG=-1,-13] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 \$
FOP=[ORIG=-150,28] S6 E8 N6 W8 \$
FOP=[ORIG=-91,30] S6 E8 N6 W8 \$
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$

COMM SW COR LOT 8 MELTON'S ANNEX S/D, RUN S 487.90 FT FOR POB, CONT S 519.60 FT, W

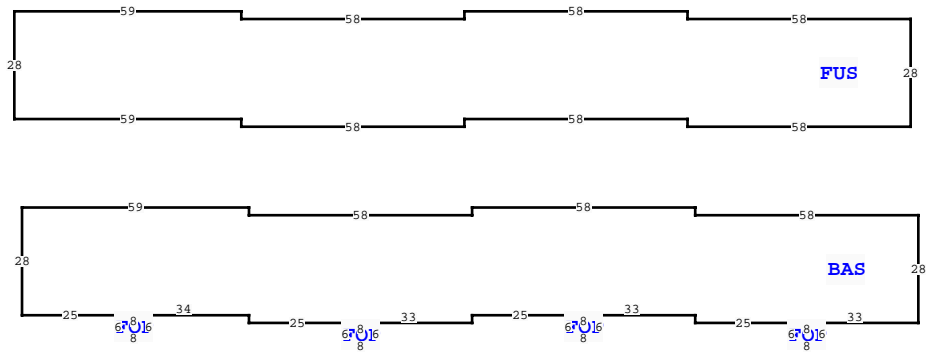
GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC  
384 SW DEXTER CIRCL  
LAKE CITY, FL 32025

**2026**

31-3S-17-06256-003

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2500	03	13,104	102.7040	74.97	982,407	2008	2008	0	0	21.25	78.75		
7 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr													



Quality	05	05			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	385,169
FOP	48	30		14	827
FOP	48	30		14	827
FOP	48	30		14	827
FOP	48	30		14	827
FUS	6,524	100		6,524	385,169
TOTALS	13,240			13,104	773,646

384 SW DEXTER CIR, 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

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

COLUMBIA COUNTY PROPERTY		PAGE 7 of 15	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		9,903,084	
TOTAL MARKET OB/XF VALUE		646,558	
TOTAL LAND VALUE - MARKET		371,840	
TOTAL MARKET VALUE		10,921,482	
SOH/AGL Deduction		0	
ASSESSED VALUE		10,921,482	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,921,482	
TOTAL JUST VALUE		10,921,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,919,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD Q	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD U	I	38		6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$
FUS=[ORIG=-2,-23] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$
FOP=[ORIG=-208,26] S6 E8 N6 W8 \$
FOP=[ORIG=-149,28] S6 E8 N6 W8 \$
FOP=[ORIG=-91,26] S6 E8 N6 W8 \$
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2500	03	13,104	103.6840	75.69	991,842	2008	2008	0	0	21.25	78.75
8 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 8 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	9,903,084		
TOTAL MARKET OB/XF VALUE	646,558		
TOTAL LAND VALUE - MARKET	371,840		
TOTAL MARKET VALUE	10,921,482		
SOH/AGL Deduction	0		
ASSESSED VALUE	10,921,482		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	10,921,482		
TOTAL JUST VALUE	10,921,482		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	10,919,893		

Quality	05	05			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	388,869
FOP	48	30		14	835
FOP	48	30		14	835
FOP	48	30		14	835
FOP	48	30		14	835
FUS	6,524	100		6,524	388,869
TOTALS	13,240			13,104	781,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

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

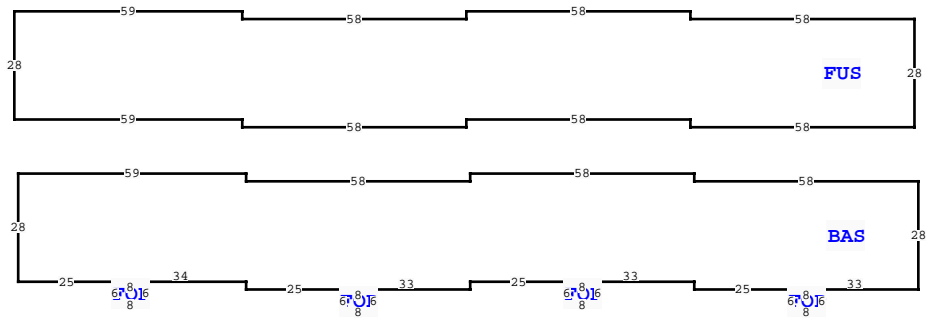
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES											
BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$											
FUS=[ORIG=-4,-21] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$											
FOP=[ORIG=-208,26] S6 E8 N6 W8 \$											
FOP=[ORIG=-149,28] S6 E8 N6 W8 \$											
FOP=[ORIG=-91,26] S6 E8 N6 W8 \$											
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$											

TOTAL OB/XF												0												

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2500	03	13,104	103.6840	75.69	991,842	2008	2008	0	0	21.25	78.75	
9 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr												



Quality	05	05			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	388,869
FOP	48	30		14	835
FOP	48	30		14	835
FOP	48	30		14	835
FOP	48	30		14	835
FUS	6,524	100		6,524	388,869
TOTALS	13,240			13,104	781,076

EXTRA FEATURES																	
384 SW DEXTER CIR, LAKE CITY																	
L	OB/XF	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				

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

COLUMBIA COUNTY PROPERTY		PAGE 9 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	9,903,084		
TOTAL MARKET OB/XF VALUE	646,558		
TOTAL LAND VALUE - MARKET	371,840		
TOTAL MARKET VALUE	10,921,482		
SOH/AGL Deduction	0		
ASSESSED VALUE	10,921,482		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	10,921,482		
TOTAL JUST VALUE	10,921,482		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	10,919,893		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q	V	RSN	SALE PRICE
1312/0475	3/08/2016	WD Q	I	01		11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD U	I	38		6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$	
FUS=[ORIG=-1,-14] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$	
FOP=[ORIG=-208,26] S6 E8 N6 W8 \$	
FOP=[ORIG=-149,28] S6 E8 N6 W8 \$	
FOP=[ORIG=-91,26] S6 E8 N6 W8 \$	
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$	

ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		0	100		
Stories	2.	2.	100		
Units		8	100		
Quality	05	05			
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	3,248	100		3,248	197,641
FOP	48	30		14	852
FOP	48	30		14	852
FUS	3,248	100		3,248	197,641
TOTALS	6,592			6,524	396,986

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
10	M/FAM ROW	0%	- 0		504,109	2008	2008	0	0	21.25	78.75
Heated Area: 6496 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 10 of 15	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		9,903,084	
TOTAL MARKET OB/XF VALUE		646,558	
TOTAL LAND VALUE - MARKET		371,840	
TOTAL MARKET VALUE		10,921,482	
SOH/AGL Deduction		0	
ASSESSED VALUE		10,921,482	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,921,482	
TOTAL JUST VALUE		10,921,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,919,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

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

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W58 N2 W58 S28 E25 E33 S2 E25 E33 N28 \$														
FUS=[ORIG=-1,-18] N28 W58 N2 W58 S28 E58 S2 E58 \$														
FOP=[ORIG=-91,26] S6 E8 N6 W8 \$														
POP=[ORIG=-33,28] S6 E8 N6 W8 \$														

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	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
Quality	05	05	
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	4,900	100	
FOP	48	30	
FOP	48	30	
FOP	48	30	
FUS	4,900	100	
TOTALS	9,944		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
11	M/FAM ROW	0% - 0																					
Heated Area: 9800 HX Base Yr																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/14/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/14/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/14/2026																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 11 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	9,903,084		
TOTAL MARKET OB/XF VALUE	646,558		
TOTAL LAND VALUE - MARKET	371,840		
TOTAL MARKET VALUE	10,921,482		
SOH/AGL Deduction	0		
ASSESSED VALUE	10,921,482		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	10,921,482		
TOTAL JUST VALUE	10,921,482		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	10,919,893		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

EXTRA FEATURES	
384 SW DEXTER CIR, LAKE CITY	

BUILDING NOTES	
BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 \$	
FUS=[ORIG=-1,-15] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 \$	
FOP=[ORIG=-150,28] S6 E8 N6 W8 \$	
FOP=[ORIG=-91,30] S6 E8 N6 W8 \$	
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 \$	
FUS=[ORIG=-1,-15] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 \$	
FOP=[ORIG=-150,28] S6 E8 N6 W8 \$	
FOP=[ORIG=-91,30] S6 E8 N6 W8 \$	
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$	

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		12	100
Quality	05	05	
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	4,900	100	
FOP	48	30	
FOP	48	30	
FOP	48	30	
FUS	4,900	100	
TOTALS	9,944		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
12	M/FAM ROW	0% - 0																					
Heated Area: 9800 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></td> <td>05/14/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/14/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				05/14/2026	MLU																		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 12 of 15	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		9,903,084	
TOTAL MARKET OB/XF VALUE		646,558	
TOTAL LAND VALUE - MARKET		371,840	
TOTAL MARKET VALUE		10,921,482	
SOH/AGL Deduction		0	
ASSESSED VALUE		10,921,482	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,921,482	
TOTAL JUST VALUE		10,921,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,919,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 \$</p> <p>FUS=[ORIG=-1,-17] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 \$</p> <p>FOP=[ORIG=-150,28] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-91,30] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-33,28] S6 E8 N6 W8 \$</p>	

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		12	100
Quality	05	05	
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	4,900	100	
FOP	48	30	
FOP	48	30	
FOP	48	30	
FUS	4,900	100	
TOTALS	9,944		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2500	03	9,842	105.8000	77.23	760,098	2008	2008	0	0	21.25	78.75												
13 M/FAM ROW 0% - 0 Heated Area: 9800 HX Base Yr																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/14/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/14/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
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COLUMBIA COUNTY PROPERTY		PAGE 13 of 15	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			9,903,084
TOTAL MARKET OB/XF VALUE			646,558
TOTAL LAND VALUE - MARKET			371,840
TOTAL MARKET VALUE			10,921,482
SOH/AGL Deduction			0
ASSESSED VALUE			10,921,482
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,921,482
TOTAL JUST VALUE			10,921,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			10,919,893
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

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

BUILDING NOTES														
BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 \$														
FUS=[ORIG=0,-18] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 \$														
FOP=[ORIG=-150,28] S6 E8 N6 W8 \$														
FOP=[ORIG=-91,30] S6 E8 N6 W8 \$														
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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 LOT 8 MELTON'S  
ANNEX S/D, RUN S 487.90 FT FOR  
POB, CONT S 519.60 FT, W

GROVE PARTNERS 4 (ETAL)/4114 THE GROVE LLC  
384 SW DEXTER CIRCL  
LAKE CITY, FL 32025

2026

31-3S-17-06256-003

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		16 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2500	03	13,104	103.6840	75.69	991,842	2008	2008	0	0	21.25	78.75	
15 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr												

Quality	05	05			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,524	100		6,524	388,869
FOP	48	30		14	835
FOP	48	30		14	835
FOP	48	30		14	835
FOP	48	30		14	835
FUS	6,524	100		6,524	388,869
TOTALS	13,240			13,104	781,076

EXTRA FEATURES		384 SW DEXTER CIR, LAKE CITY	
BLD DATE		LGL DATE	05/14/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

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LAND DESCRIPTION										TOTAL OB/XF														
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COLUMBIA COUNTY PROPERTY		PAGE 15 of 15	1
VALUATION BY		STANDARD	
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ASSESSED VALUE		10,921,482	
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TOTAL JUST VALUE		10,921,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,919,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0475	3/08/2016	WD	Q	I	01	11,600,000
GRANTOR: LAKE CITY ASSOCIATES						
GRANTEE: GROVE PARTNERS 4 LL						
1281/1016	9/12/2014	WD	U	I	38	6,739,800
GRANTOR: WINDSOR ARMS LLC						
GRANTEE: LAKE CITY ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 S2 E25 E33 N28 \$
FUS=[ORIG=0,-17] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$
FOP=[ORIG=-208,26] S6 E8 N6 W8 \$
FOP=[ORIG=-149,28] S6 E8 N6 W8 \$
FOP=[ORIG=-91,26] S6 E8 N6 W8 \$
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$