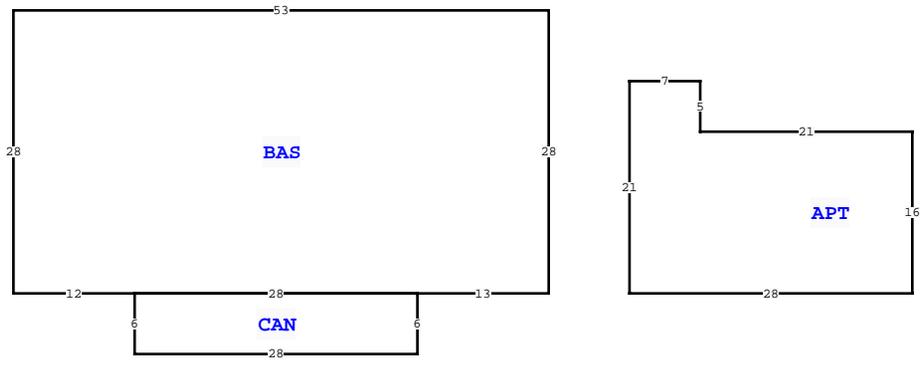


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	03	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					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0166	CONC,PAVMT	0	0	0 0
2	0260	PAVEMENT-A	0	0	0 0
3	0253	LIGHTING	0	0	0 0
4	0270	POOL COMM	0	0	0 0
5	0060	CARPORT F	0	0	0 0
6	0120	CLFENCE 4	0	0	0 0
7	0140	CLFENCE 6	0	0	0 0
8	0295	SPKLR SYS	0	0	0 0
9	0295	SPKLR SYS	0	0	0 0
10	0295	SPKLR SYS	0	0	0 0

TOTAL OB/XF														
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
1	0166	CONC,PAVMT	0	0	0 0	18,190.00	UT	2.00	2.00	100	2008	2008	3	100
2	0260	PAVEMENT-A	0	0	0 0	141,900.00	UT	1.20	1.20	100	2008	2008	3	100
3	0253	LIGHTING	0	0	0 0	9.00	UT	1,440.00	1,440.00	100	2008	2008	3	100
4	0270	POOL COMM	0	0	0 0	800.00	UT	36.00	36.00	100	2008	2008	3	100
5	0060	CARPORT F	0	0	0 0	120.00	UT	4.00	4.00	100	2008	2008	3	100
6	0120	CLFENCE 4	0	0	0 0	1,300.00	UT	6.00	6.00	100	2008	2008	3	100
7	0140	CLFENCE 6	0	0	0 0	2,500.00	UT	7.60	7.60	100	2008	2008	3	100
8	0295	SPKLR SYS	0	0	0 0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100
9	0295	SPKLR SYS	0	0	0 0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100
10	0295	SPKLR SYS	0	0	0 0	13,048.00	UT	2.25	2.25	100	2008	2008	3	100

LAND DESCRIPTION													
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
1	0820	C	APARTMENTS	0		*RMF-2	0.00	0.00	11.62	AC		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	30,000.00	30,000.00	348,600							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	10,175,510		
TOTAL MARKET OB/XF VALUE	646,558		
TOTAL LAND VALUE - MARKET	348,600		
TOTAL MARKET VALUE	11,170,668		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,170,668		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,170,668		
TOTAL JUST VALUE	11,170,668		
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	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\$





ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
04	WOOD TRUSS 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
03	FORCED AIR 100				
2	100				
2	100				
02	WOOD FRAME 100				
8	100				
0	100				
2.	2. 100				
	16	100			
05	05				
0300	MULTI-FAM 10+				
	MKT AREA		06		
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	403,306
FOP	48	30		14	865
FOP	48	30		14	865
FOP	48	30		14	865
FOP	48	30		14	865
FUS	6,524	100		6,524	403,306
TOTALS	13,240			13,104	810,073

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	104.6640	78.50	1,028,664	2008	2008	0	0	21.25	78.75	
3 M/FAM ROW 0% - 0 Heated Area: 13048 HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 3 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		10,175,510	
TOTAL MARKET OB/XF VALUE		646,558	
TOTAL LAND VALUE - MARKET		348,600	
TOTAL MARKET VALUE		11,170,668	
SOH/AGL Deduction		0	
ASSESSED VALUE		11,170,668	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		11,170,668	
TOTAL JUST VALUE		11,170,668	
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
<p>BAS=[ORIG=0,0] 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,-50] N28 W58 N2 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 S2 E58 \$</p> <p>FOP=[ORIG=-208,26] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-149,28] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-91,26] S6 E8 N6 W8 \$</p> <p>FOP=[ORIG=-33,28] S6 E8 N6 W8 \$</p> <p>PTR=[ORIG=0,0] N50 S50 \$</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
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	
TOTAL OB/XF													33,178			

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	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	403,306
FOP	48	30		14	865
FOP	48	30		14	865
FOP	48	30		14	865
FOP	48	30		14	865
FUS	6,524	100		6,524	403,306
TOTALS	13,240			13,104	810,073

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									
Heated Area: 13048 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 4 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	10,175,510		
TOTAL MARKET OB/XF VALUE	646,558		
TOTAL LAND VALUE - MARKET	348,600		
TOTAL MARKET VALUE	11,170,668		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,170,668		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,170,668		
TOTAL JUST VALUE	11,170,668		
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						

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

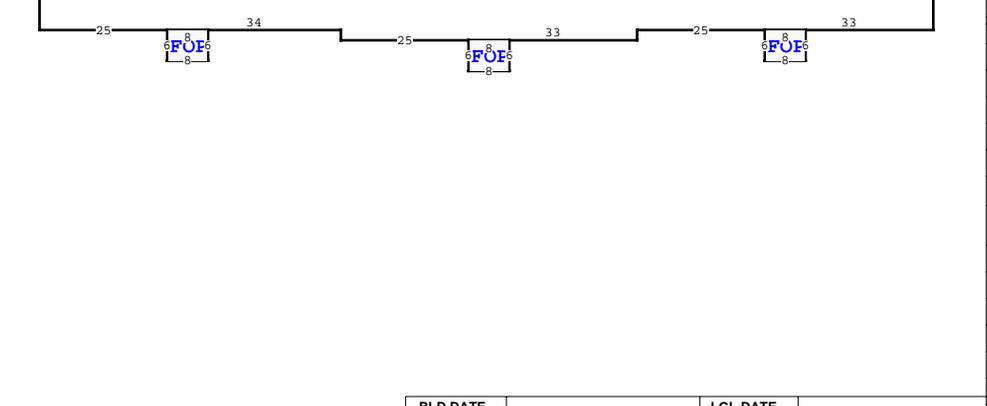
BUILDING NOTES														
<p>BAS=[ORIG=0,0] W58 N2 W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 \$FUS=[ORIG=0,-50] N28 W58 N2 W58 S2 W58 N2 W59 S28 E58 N2 E58 S2 E58 \$FOP=[ORIG=-208,26] S6 E8 N6 W8 \$FOP=[ORIG=-149,28] S6 E8 N6 W8 \$FOP=[ORIG=-91,26] S6 E8 N6 W8 \$FOP=[ORIG=-33,28] S6 E8 N6 W8 \$.</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	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	79.35	780,963	2008	2008	0	0	0	21.25	78.75



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	306,192
FOP	48	30		14	875
FOP	48	30		14	875
FOP	48	30		14	875
FUS	4,900	100		4,900	306,192
TOTALS	9,944			9,842	615,008

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

384 SW DEXTER CIR, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
TOTAL OB/XF													0

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

													0
--	--	--	--	--	--	--	--	--	--	--	--	--	---

COLUMBIA COUNTY PROPERTY		PAGE 6 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	10,175,510		
TOTAL MARKET OB/XF VALUE	646,558		
TOTAL LAND VALUE - MARKET	348,600		
TOTAL MARKET VALUE	11,170,668		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,170,668		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,170,668		
TOTAL JUST VALUE	11,170,668		
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												

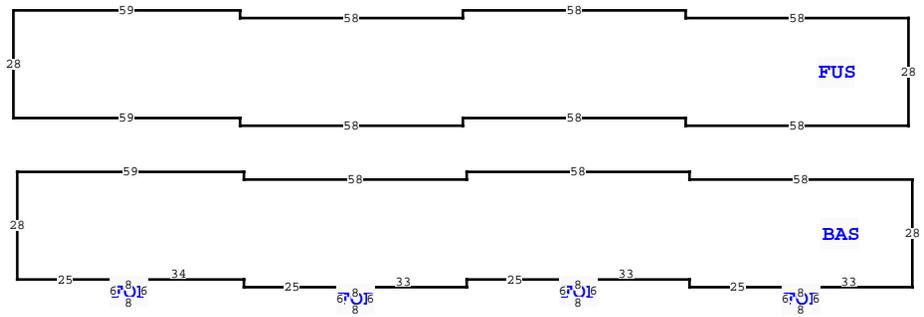
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 \$												
FUS=[ORIG=-1,-13] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 \$												
FOP=[ORIG=-150,28] S6 E8 N6 W8 \$												
FOP=[ORIG=-91,30] S6 E8 N6 W8 \$												
FOP=[ORIG=-33,28]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





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	77.76	1,018,967	2008	2008	0	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	399,503
FOP	48	30		14	858
FOP	48	30		14	858
FOP	48	30		14	858
FOP	48	30		14	858
FUS	6,524	100		6,524	399,503
TOTALS	13,240			13,104	802,437

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
384 SW DEXTER CIR, LAKE CITY																

COLUMBIA COUNTY PROPERTY		PAGE 9 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	10,175,510		
TOTAL MARKET OB/XF VALUE	646,558		
TOTAL LAND VALUE - MARKET	348,600		
TOTAL MARKET VALUE	11,170,668		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,170,668		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,170,668		
TOTAL JUST VALUE	11,170,668		
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=-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 \$	

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
TOTAL OB/XF 0																								



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></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

COLUMBIA COUNTY PROPERTY		PAGE 11 of 15	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			10,175,510
TOTAL MARKET OB/XF VALUE			646,558
TOTAL LAND VALUE - MARKET			348,600
TOTAL MARKET VALUE			11,170,668
SOH/AGL Deduction			0
ASSESSED VALUE			11,170,668
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			11,170,668
TOTAL JUST VALUE			11,170,668
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	

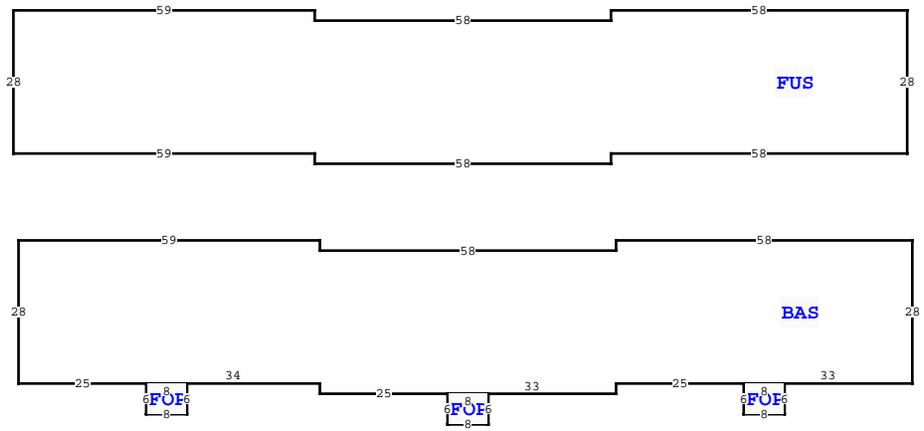
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FUS=[ORIG=-1,-15] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 \$	
FOP=[ORIG=-150,28] S6 E8 N6 W8 \$	
FOP=[ORIG=-91,30] S6 E8 N6 W8 \$	
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$	

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	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 Floor	14	CARPET 80
Interior Floor	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	79.35	780,963	2008	2008	0	0	0	21.25	78.75
12 M/FAM ROW 0% - 0 Heated Area: 9800 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	4,900	100		4,900	306,192
FOP	48	30		14	875
FOP	48	30		14	875
FOP	48	30		14	875
FUS	4,900	100		4,900	306,192
TOTALS	9,944			9,842	615,008

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
384 SW DEXTER CIR, LAKE CITY																

COLUMBIA COUNTY PROPERTY		PAGE 12 of 15	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	10,175,510		
TOTAL MARKET OB/XF VALUE	646,558		
TOTAL LAND VALUE - MARKET	348,600		
TOTAL MARKET VALUE	11,170,668		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,170,668		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,170,668		
TOTAL JUST VALUE	11,170,668		
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	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						

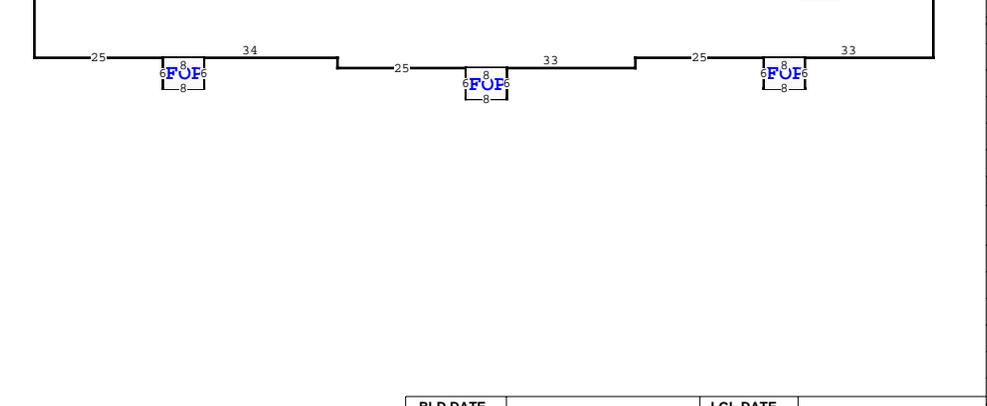
BUILDING NOTES	

BUILDING DIMENSIONS	
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FUS=[ORIG=-1,-17] 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 \$	

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
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 Floor	14	CARPET 80
Interior Floor	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	% COND	
2500	03	9,842	105.8000	79.35	780,963	2008	2008	0	0	21.25	78.75



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	306,192
FOP	48	30		14	875
FOP	48	30		14	875
FOP	48	30		14	875
FUS	4,900	100		4,900	306,192
TOTALS	9,944			9,842	615,008

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

TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		10,175,510
TOTAL MARKET OB/XF VALUE		646,558
TOTAL LAND VALUE - MARKET		348,600
TOTAL MARKET VALUE		11,170,668
SOH/AGL Deduction		0
ASSESSED VALUE		11,170,668
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		11,170,668
TOTAL JUST VALUE		11,170,668
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

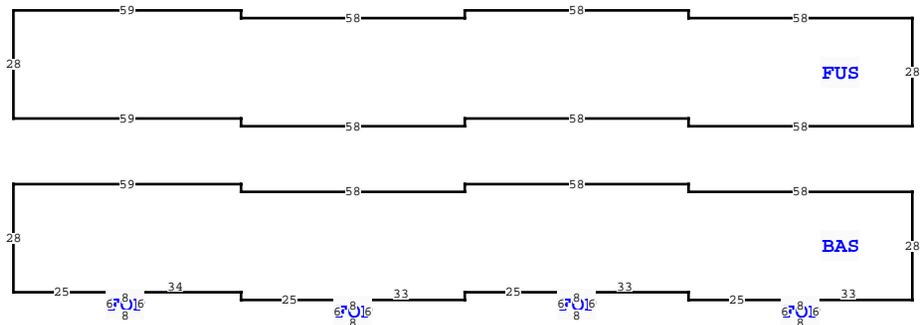
BUILDING DIMENSIONS
BAS=[ORIG=0,0] W58 S2 W58 N2 W59 S28 E25 E34 S2 E25 E33 N2 E25 E33 N28 \$
FUS=[ORIG=0,-18] N28 W58 S2 W58 N2 W59 S28 E59 S2 E58 N2 E58 \$
FOP=[ORIG=-150,28] S6 E8 N6 W8 \$
FOP=[ORIG=-91,30] S6 E8 N6 W8 \$
FOP=[ORIG=-33,28] S6 E8 N6 W8 \$

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



ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
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Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	77.76	1,018,967	2008	2008	0	0	0	21.25	78.75
15 M/FAM ROW 0% - 0 Heated Area: 13048 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	6,524	100		6,524	399,503
FOP	48	30		14	858
FOP	48	30		14	858
FOP	48	30		14	858
FOP	48	30		14	858
FUS	6,524	100		6,524	399,503
TOTALS	13,240			13,104	802,437

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
384 SW DEXTER CIR, LAKE CITY																

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 15 of 15	1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			10,175,510
TOTAL MARKET OB/XF VALUE			646,558
TOTAL LAND VALUE - MARKET			348,600
TOTAL MARKET VALUE			11,170,668
SOH/AGL Deduction			0
ASSESSED VALUE			11,170,668
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			11,170,668
TOTAL JUST VALUE			11,170,668
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 \$

LAND DESCRIPTION																								
TOTAL OB/XF 0																								
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