

COMM NE COR OF SE1/4 OF NE1/4, R  
TO W R/W TURNER RD FOR POB, RUN  
139.17 FT, W 177.22 FT, S 41.32

LAKE CITY RV PARK & RESORT LLC  
4039 US HIGHWAY 90 W  
LAKE CITY, FL 32055

2026

33-3S-16-02441-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																	
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 211,569 <b>TOTAL MARKET VALUE</b> 211,569 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 211,569 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 211,569 <b>TOTAL JUST VALUE</b> 211,569 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 211,569																																																			
DOR CODE 1000 VACANT COMMERCIAL																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																			
MAP NUM      MKT AREA      06																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1549/1618</td> <td>9/03/2025</td> <td>WD Q</td> <td>I</td> <td>05</td> <td></td> <td>1,200,000</td> </tr> <tr> <td colspan="7">GRANTOR: ASHMANN HOLDINGS, LLC</td> </tr> <tr> <td>1486/2769</td> <td>3/23/2023</td> <td>WD Q</td> <td>I</td> <td>05</td> <td></td> <td>450,000</td> </tr> <tr> <td colspan="7">GRANTOR: TIMMONS CHARLES</td> </tr> <tr> <td colspan="7">GRANTEE: ASHMANN HOLDINGS, L</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1549/1618	9/03/2025	WD Q	I	05		1,200,000	GRANTOR: ASHMANN HOLDINGS, LLC							1486/2769	3/23/2023	WD Q	I	05		450,000	GRANTOR: TIMMONS CHARLES							GRANTEE: ASHMANN HOLDINGS, L						
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NEIGHBORHOOD/LOC 33316.00 1.00/																				<b>BUILDING NOTES</b>   																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															<b>BUILDING DIMENSIONS</b>   																																																			
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/27/2022 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																																																							
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1	1000	C	VACANT COMME	0		CHI	0.00	0.00	70,523.00	SF		1.00	1.00	1.00	3.00	3.00	211,569																																																						
REVIEW DATE 01/06/2026 BY TP Total Acres: 1.62 Total Land Value: 211,569 Market: 0 Agricultural: 0 Common: 211,569 PRINTED 05/08/2026 BY SYS																																																																							