COMM NE COR LOT 4 BLOCK 10 FOR P
FT, W 125 FT, S 23 FT, N 77 DEG,
13 DEG, E 221.82 FT TO S R/W US-

CFTSV FL HOLDINGS LLC
73 MAPLE DR
LAKEWOOD, NJ 07762

2027

33-3S-17-06430-001

BUILDING CHARACTERISTICS

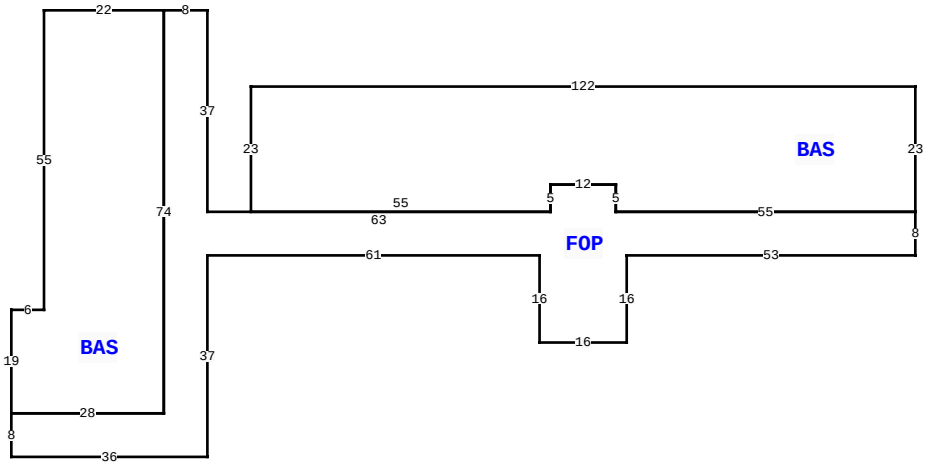
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 100
Units		14 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100		1,742	48,358
BAS	2,746	100		2,746	76,229
FOP	2,236	30		671	18,627
TOTALS	6,724			5,159	143,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	5,159	88.1280	55.52	286,428	1951	1951	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 2025 Heated Area: 4488 HX Base Yr



1600 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,300	
2	0070	CARPORT UF	0	0	10	15	1.00	UT	0.00	0.00	100	0	0	3	100	375	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	242,513
TOTAL MARKET OB/XF VALUE	3,675
TOTAL LAND VALUE - MARKET	84,332
TOTAL MARKET VALUE	330,520
SOH/AGL Deduction	0
ASSESSED VALUE	330,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,520
TOTAL JUST VALUE	330,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1179	10/16/2026	WD	Q	I	05	2,750,000
GRANTOR: LAKE CITY 18, LLC						
GRANTEE: CFTSV FL HOLDINGS L						
1577/2538	9/09/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LAKE CITY 18, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S55 W6 S19 E28 N74 $ FOP= S74 W28 S8 E36 N37 E61 S16 E16 N16 E53 N8 BAS= N23 W122 S23 E55 N5 E12 S5 E55 $ W55 N5 W12 S5 W63 N37 W8$.

LAND DESCRIPTION

TOTAL OB/XF 3,675

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		CI	185.00	182.00	33,733.00	SF		1.00	1.00	1.00	2.50	2.50	84,332							

REVIEW DATE 03/25/2026 BY JB Total Acres: 0.77 Total Land Value: 84,332 Market: 0 Agricultural: 0 Common: 84,332 PRINTED 11/17/2026 BY SYS

COMM NE COR LOT 4 BLOCK 10 FOR P
FT, W 125 FT, S 23 FT, N 77 DEG,
13 DEG, E 221.82 FT TO S R/W US-

CFTSV FL HOLDINGS LLC
73 MAPLE DR
LAKEWOOD, NJ 07762

2027

33-3S-17-06430-001

BUILDING CHARACTERISTICS

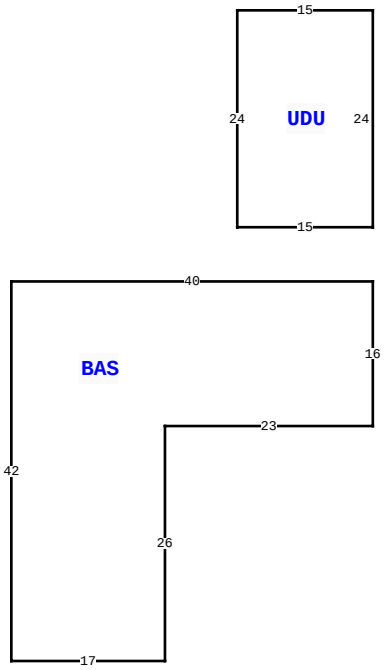
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100		1,082	83,939
UDU	360	55		198	15,360
TOTALS	1,442			1,280	99,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	108.5000	119.35	152,768	1982	1982	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2025 Heated Area: 1082 HX Base Yr



1600 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	242,513
TOTAL MARKET OB/XF VALUE	3,675
TOTAL LAND VALUE - MARKET	84,332
TOTAL MARKET VALUE	330,520
SOH/AGL Deduction	0
ASSESSED VALUE	330,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,520
TOTAL JUST VALUE	330,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1179	10/16/2026	WD	Q	I	05	2,750,000
GRANTOR: LAKE CITY 18, LLC						
GRANTEE: CFTSV FL HOLDINGS L						
1577/2538	9/09/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LAKE CITY 18, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S42 E17 N26 E23 N16$PTR=N30 UDU= W15 S24 E15 N24$S30$.

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

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 03/25/2026 BY JB Total Acres: 0.77 Total Land Value: 84,332 Market: 0 Agricultural: 0 Common: 84,332 PRINTED 11/17/2026 BY SYS