PART OF BLOCK 25 CAMPHOR KNOLL E
AS: COMM SE COR OF BLK 25, N ALO
LOMOND AVE 285 FT FOR POB, W 189

CLOCKWORK PROPERTY HOLDINGS, LLC
1712 ARABIAN DR
LOXAHATCHEE, FL 33470

2027

33-3S-17-06557-000

BUILDING CHARACTERISTICS

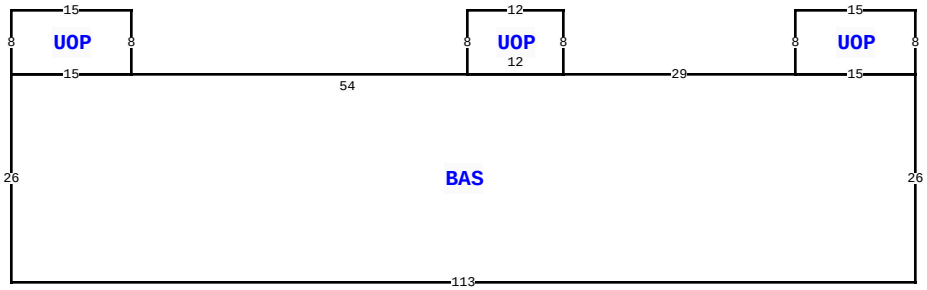
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
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	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,938	100		2,938	169,043
UOP	96	20		19	1,093
UOP	120	20		24	1,381
UOP	120	20		24	1,381
TOTALS	3,274			3,005	172,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,005	127.9200	111.29	334,426	1979	1979	0	0	0	48.30	51.70

1 TRI/QUAD 0% - 2025 Heated Area: 2938 HX Base Yr



232 SE LOMOND AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	567,390
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,610
TOTAL MARKET VALUE	623,000
SOH/AGL Deduction	0
ASSESSED VALUE	623,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	623,000
TOTAL JUST VALUE	623,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	623,000

BLDG:9:1: LOT 5
BLDG:8:1: LOT 4
XFOB:8:1: OLD MH
BLDG:7:1: LOT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043072	Electrical Servic	0	12/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1418	7/29/2024	WD	Q	I	01	750,000
GRANTOR: PURIS FINANCIAL GROUP						
GRANTEE: CLOCKWORK PROPERTY						
1320/2028	8/16/2016	WD	Q	I	01	380,000
GRANTOR: LIVE IN LAKE CITY LLC						
GRANTEE: PURIS FINANCIAL GRO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W15 S8 BAS= W29 UOP= N8 W12 S8 E12$ W54 UOP= N8 W15 S8 E15$W15 S26 E113 N26 W15$ E15 N8$.

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
1	0300	C	MULTI-FAM	0		RSF-	2393.00	283.00	111,219.00	SF		1.00	1.00	1.00	0.50	0.50	55,610							

REVIEW DATE 04/01/2026 BY TP Total Acres: 2.55 Total Land Value: 55,610 Market: 0 Agricultural: 0 Common: 55,610 PRINTED 11/16/2026 BY SYS

PART OF BLOCK 25 CAMPHOR KNOLL E
AS: COMM SE COR OF BLK 25, N ALO
LOMOND AVE 285 FT FOR POB, W 189

CLOCKWORK PROPERTY HOLDINGS, LLC
1712 ARABIAN DR
LOXAHATCHEE, FL 33470

2027

33-3S-17-06557-000

BUILDING CHARACTERISTICS

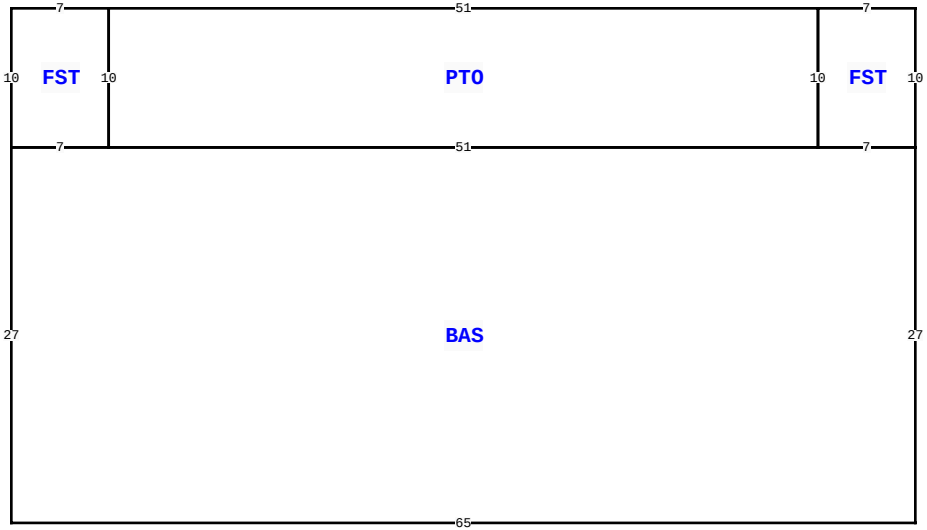
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
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	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100		1,755	100,288
FST	70	55		38	2,171
FST	70	55		38	2,171
PTO	510	5		26	1,486
TOTALS	2,405			1,857	106,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,857	127.0500	110.53	205,254	1979	1979	0	0	0	48.30	51.70

2 DUPLEX 0% - 2025 Heated Area: 1755 HX Base Yr



232 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
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 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	567,390
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,610
TOTAL MARKET VALUE	623,000
SOH/AGL Deduction	0
ASSESSED VALUE	623,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	623,000
TOTAL JUST VALUE	623,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	623,000

BLDG:6:1: LOT 2
XFOB:6:1: PACE MH
BLDG:5:1: LOT 1
XFOB:5:1: TROP MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1418	7/29/2024	WD	Q	I	01	750,000
GRANTOR: PURIS FINANCIAL GROUP						
GRANTEE: CLOCKWORK PROPERTY						
1320/2028	8/16/2016	WD	Q	I	01	380,000
GRANTOR: LIVE IN LAKE CITY LLC						
GRANTEE: PURIS FINANCIAL GRO						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W7 PTO= W51 S10 E51 N10$ S10 BAS= W51 FST= N10 W7 S10 E7$W7 S27 E65 N27 W7$ E7 N10$.

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 04/01/2026 BY TP Total Acres: 2.55 Total Land Value: 55,610 Market: 0 Agricultural: 0 Common: 55,610 PRINTED 11/16/2026 BY SYS

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LOMOND AVE 285 FT FOR POB, W 189

CLOCKWORK PROPERTY HOLDINGS, LLC
1712 ARABIAN DR
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2027

33-3S-17-06557-000

BUILDING CHARACTERISTICS

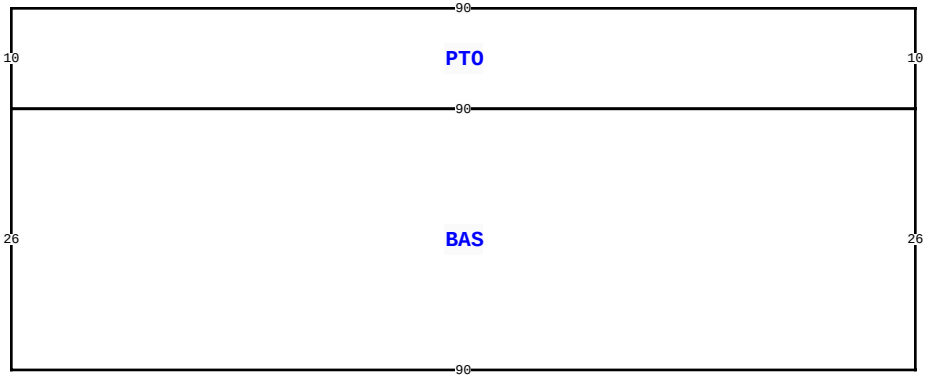
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
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Roof Structur	03	GABLE/HIP 100
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Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
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	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,340	100		2,340	134,637
PTO	900	5		45	2,589
TOTALS	3,240			2,385	137,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,385	127.9200	111.29	265,427	1979	1979	0	0	0	48.30	51.70

3 TRI/QUAD 0% - 2025 Heated Area: 2340 HX Base Yr



232 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
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 4 2

VALUATION SUMMARY

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TOTAL LAND VALUE - MARKET	55,610
TOTAL MARKET VALUE	623,000
SOH/AGL Deduction	0
ASSESSED VALUE	623,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	623,000
TOTAL JUST VALUE	623,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	623,000

XFOB:4:1: FLOR MH
XFOB:3:1: TANG MH
XFOB:1:1: LAUNDRY BLDG.
LAND:1:1: ADJ3;LOCATION VS. MULTI-FAM SALES.ADJ4;S

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1418	7/29/2024	WD	Q	I	01	750,000
GRANTOR: PURIS FINANCIAL GROUP						
GRANTEE: CLOCKWORK PROPERTY						
1320/2028	8/16/2016	WD	Q	I	01	380,000
GRANTOR: LIVE IN LAKE CITY LLC						
GRANTEE: PURIS FINANCIAL GRO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= W90 S10 BAS= S26 E90 N26 W90$ E90 N10$.

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 04/01/2026 BY TP Total Acres: 2.55 Total Land Value: 55,610 Market: 0 Agricultural: 0 Common: 55,610 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

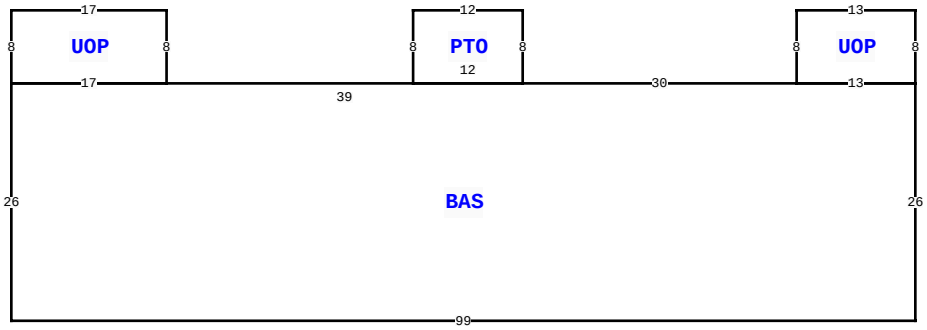
ELEMENT	CD	CONSTRUCTION
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100		2,574	148,100
PTO	96	5		5	287
UOP	104	20		21	1,208
UOP	136	20		27	1,554
TOTALS	2,910			2,627	151,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,627	127.9200	111.29	292,359	1979	1979	0	0	0	48.30	51.70

4 TRI/QUAD 0% - 2025 Heated Area: 2574 HX Base Yr



232 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
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 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL MARKET VALUE	623,000
SOH/AGL Deduction	0
ASSESSED VALUE	623,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	623,000
TOTAL JUST VALUE	623,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	623,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1418	7/29/2024	WD	Q	I	01	750,000
GRANTOR: PURIS FINANCIAL GROUP						
GRANTEE: CLOCKWORK PROPERTY						
1320/2028	8/16/2016	WD	Q	I	01	380,000
GRANTOR: LIVE IN LAKE CITY LLC						
GRANTEE: PURIS FINANCIAL GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-13,8] W30 W39 W17 S26 E99 N26 W13 $
UOP=[ORIG=-82,8] N8 W17 S8 E17 $
UOP=[ORIG=0,0] W13 S8 E13 N8 $
PTO=[ORIG=-43,8] N8 W12 S8 E12 $
.

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 04/01/2026 BY TP Total Acres: 2.55 Total Land Value: 55,610 Market: 0 Agricultural: 0 Common: 55,610 PRINTED 11/16/2026 BY SYS