LOT 3 STONEGATE PARK S/D & EX AD
DESC ORB 1097-392.

STONEGATE PLAZA LLC
1779 N UNIVERSITY DRIVE SUITE
PEMBROKE PINES, FL 33024

**2027**

**34-3S-16-02465-103**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 10 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 5 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

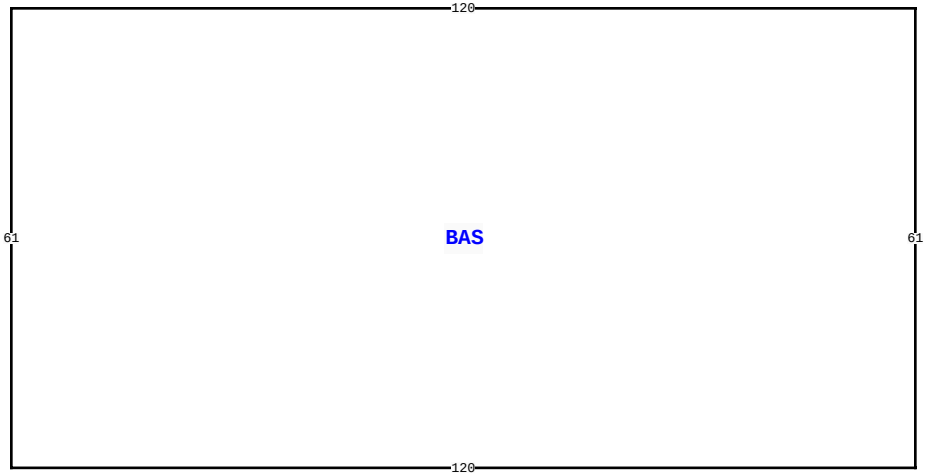
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 34316.090 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 7,320 | 100 | | 7,320 | 308,802 |
| TOTALS | 7,320 | | | 7,320 | 308,802 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3800 | 04 | 7,320 | 82.1520 | 53.40 | 390,888 | 2006 | 2006 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SHOP NBHD 0% - 2022 Heated Area: 7320 HX Base Yr




161 SW STONEGATE TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,400.00 | UT | 2.25 | 2.25 | 100 | 2007 | 2007 | 3 | 100 | 5,400 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 28,606.00 | UT | 1.60 | 1.60 | 100 | 2007 | 2007 | 3 | 100 | 45,770 | |
| 3 | 0263 | PRCH,USP | 0 | 0 | 0 | 0 | 708.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 2,124 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,057.00 | UT | 2.25 | 2.25 | 100 | 2006 | 2006 | 3 | 100 | 4,628 | |
| 5 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 27,884.00 | UT | 1.60 | 1.60 | 100 | 2006 | 2006 | 3 | 100 | 44,614 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 20 | 6 | 120.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 360 | |

## COLUMBIA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 771,074 |
| TOTAL MARKET OB/XF VALUE | 102,896 |
| TOTAL LAND VALUE - MARKET | 1,293,732 |
| TOTAL MARKET VALUE | 2,167,702 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,167,702 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,167,702 |
| TOTAL JUST VALUE | 2,167,702 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,167,702 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14-0151 | REMODEL | 75 | 04/21/2014 |
| 13-0419 | REMODEL | 525 | 09/25/2013 |
| 207 | REMODEL | 225 | 10/14/2011 |
| 418 | REMODEL | 120 | 11/02/2007 |
| 419 | REMODEL | 255 | 11/02/2007 |
| 420 | REMODEL | 90 | 11/02/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/529 | 12/30/2021 | WD | U | I | 37 | 2,995,000 |
| GRANTOR: WESTFIELD GROUP LTD | | | | | | |
| GRANTEE: STONEGATE PLAZA LLC | | | | | | |
| 0954/0037 | 5/20/2002 | QC | Q | V | 01 | 100 |
| GRANTOR: WESTFIELD GROUP | | | | | | |
| GRANTEE: HOWARD VAN ARSDALE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W120 S61 E120 N61$.

## LAND DESCRIPTION

TOTAL OB/XF 102,896

| 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 | 1610 | C | SH CTR NHD | 0 | | | 0.00 | 0.00 | 117,612.00 | SF | | 1.00 | 1.00 | 1.00 | 11.00 | 11.00 | 1,293,732 | | | | | | | |

REVIEW DATE 03/09/2026 BY JB Total Acres: 2.70 Total Land Value: 1,293,732 Market: 0 Agricultural: 0 Common: 1,293,732 PRINTED 11/16/2026 BY SYS

LOT 3 STONEGATE PARK S/D & EX AD
DESC ORB 1097-392.

STONEGATE PLAZA LLC
1779 N UNIVERSITY DRIVE SUITE
PEMBROKE PINES, FL 33024

**2027**

**34-3S-16-02465-103**

## BUILDING CHARACTERISTICS

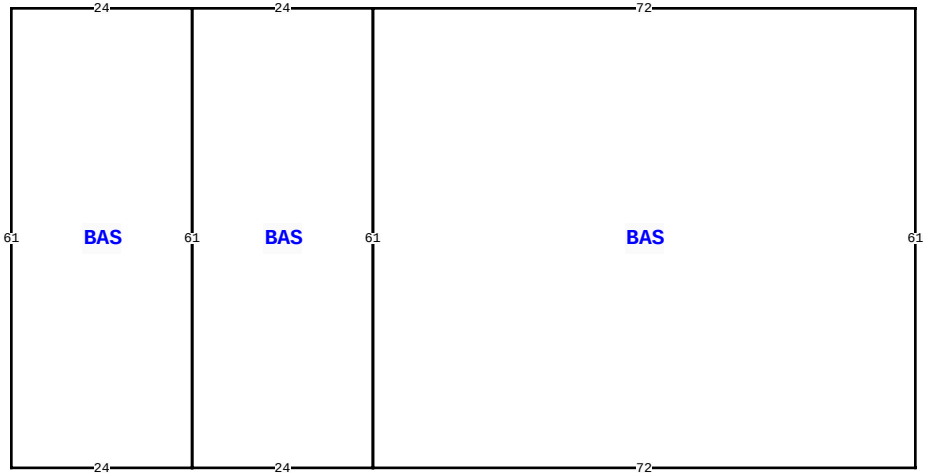
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 10 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 5 100 |
| Quality | 05 | 05 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34316.090 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,464 | 100 | | 1,464 | 73,439 |
| BAS | 1,464 | 100 | | 1,464 | 73,439 |
| BAS | 4,392 | 100 | | 4,392 | 220,318 |
| TOTALS | 7,320 | | | 7,320 | 367,196 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3800 | 04 | 7,320 | 95.2770 | 61.93 | 453,328 | 2007 | 2007 | 0 | 0 | 0 | 19.00 | 81.00 |

2 SHOP NBHD 0% - 2022 Heated Area: 7320 HX Base Yr




161 SW STONEGATE TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 771,074 |
| TOTAL MARKET OB/XF VALUE | 102,896 |
| TOTAL LAND VALUE - MARKET | 1,293,732 |
| TOTAL MARKET VALUE | 2,167,702 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,167,702 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,167,702 |
| TOTAL JUST VALUE | 2,167,702 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,167,702 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 374 | REMODEL | 50 | 10/11/2007 |
| 52 | REMODEL | 50 | 03/06/2007 |
| 03705 | COMMERCIAL | 3,259 | 05/02/2006 |
| 03706 | COMMERCIAL | 3,259 | 05/02/2006 |
| 21-0561 | NEW ELLIANOS | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/529 | 12/30/2021 | WD | U | I | 37 | 2,995,000 |
| GRANTOR: WESTFIELD GROUP LTD | | | | | | |
| GRANTEE: STONEGATE PLAZA LLC | | | | | | |
| 0954/0037 | 5/20/2002 | QC | Q | V | 01 | 100 |
| GRANTOR: WESTFIELD GROUP | | | | | | |
| GRANTEE: HOWARD VAN ARSDALE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 BAS= W24 BAS= W24 S61 E24 N61$ S61 E24 N61$ S61 E72 N61$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 03/09/2026 BY JB Total Acres: 2.70 Total Land Value: 1,293,732 Market: 0 Agricultural: 0 Common: 1,293,732 PRINTED 11/16/2026 BY SYS

LOT 3 STONEGATE PARK S/D & EX AD
DESC ORB 1097-392.

STONEGATE PLAZA LLC
1779 N UNIVERSITY DRIVE SUITE
PEMBROKE PINES, FL 33024

**2027**

**34-3S-16-02465-103**

## BUILDING CHARACTERISTICS

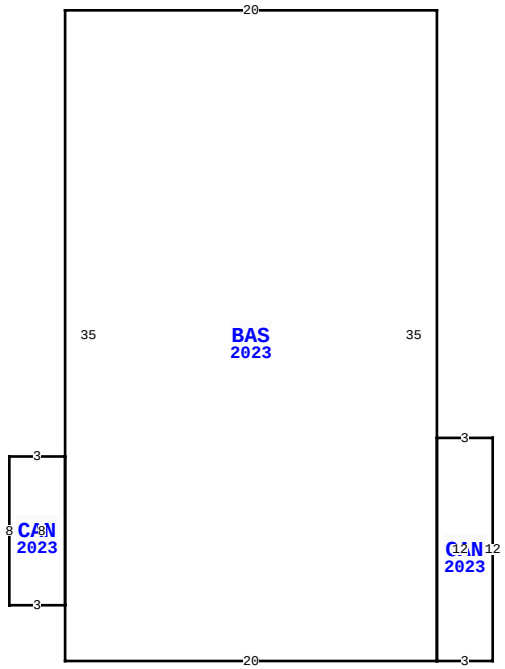
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 6 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34316.090 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 700 | 100 | 2023 | 700 | 92,692 |
| CAN | 24 | 30 | 2023 | 7 | 927 |
| CAN | 36 | 30 | 2023 | 11 | 1,456 |
| TOTALS | 760 | | | 718 | 95,076 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5750 | 04 | 718 | 110.7540 | 135.12 | 97,016 | 2022 | 2022 | 0 | 0 | 0 | 2.00 | 98.00 |

3 REST/DRVTHRU 0% - 2023 Heated Area: 700 HX Base Yr




161 SW STONEGATE TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 771,074 |
| TOTAL MARKET OB/XF VALUE | 102,896 |
| TOTAL LAND VALUE - MARKET | 1,293,732 |
| TOTAL MARKET VALUE | 2,167,702 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,167,702 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,167,702 |
| TOTAL JUST VALUE | 2,167,702 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,167,702 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/529 | 12/30/2021 | WD | U | I | 37 | 2,995,000 |
| GRANTOR: WESTFIELD GROUP LTD | | | | | | |
| GRANTEE: STONEGATE PLAZA LLC | | | | | | |
| 0954/0037 | 5/20/2002 | QC | Q | V | 01 | 100 |
| GRANTOR: WESTFIELD GROUP | | | | | | |
| GRANTEE: HOWARD VAN ARSDALE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] S35 E20 N35 W20 $
CAN=[YR=2023;ORIG=30,34] W3 S8 E3 N8 $
CAN=[YR=2023;ORIG=50,33] S12 E3 N12 W3 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 03/09/2026 BY JB Total Acres: 2.70 Total Land Value: 1,293,732 Market: 0 Agricultural: 0 Common: 1,293,732 PRINTED 11/16/2026 BY SYS