BEG NE COR OF LOT 2 CATHEY'S S/D
FT TO NE R/W SR-100, NW ALONG R/
301.64 FT TO S R/W US-90 E ALONG

CFTSV FL HOLDINGS LLC
73 MAPLE DR
LAKEWOOD, NJ 07762

2027

34-3S-17-06963-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		11 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0800 MULTI-FAM <10

MAP NUM | MKT AREA 06

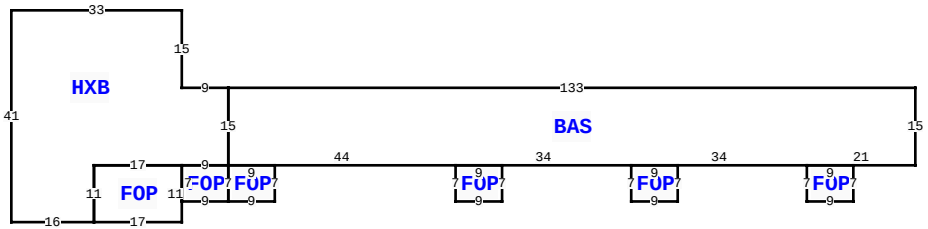
NEIGHBORHOOD/LOC 34317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,995	100		1,995	53,596
FOP	63	30		19	511
FOP	63	30		19	511
FOP	63	30		19	511
FOP	63	30		19	511
FOP	63	30		19	511
FOP	187	30		56	1,505
HXB	1,301	100		1,301	34,952
TOTALS	3,798			3,447	92,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	3,447	85.2800	53.73	185,207	1952	1952	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 2025 Heated Area: 3296 HX Base Yr



2238 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 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,604
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	114,998
TOTAL MARKET VALUE	210,402
SOH/AGL Deduction	0
ASSESSED VALUE	210,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,402
TOTAL JUST VALUE	210,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25427	MAINT/ALTR	80	01/18/2007

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= W133 HXB= W9 N15 W33 S41 E16 FOP= E17 N11 W17 S11$ N11 E17 FOP= S7 E9 N7 W9$ E9 N15$ S15 FOP= S7 E9 N7 W9$ E44 FOP= S7 E9 N7 W9$ E34 FOP= S7 E9 N7 W9$ E34 FOP= S7 E9 N7 W9$ E21 N15$.

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	1993	1993	3	100	2,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0800	C	MULTI-FAM	0		00	0.00	0.00	30,666.00	SF		1.00	1.00	1.50	2.50	3.75	114,998							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.70 Total Land Value: 114,998 Market: 0 Agricultural: 0 Common: 114,998 PRINTED 11/17/2026 BY SYS