LOTS 1, 2, 3 & 4 ALSO THAT PART
AS LIES BETWEEN THE OLD & NEW US
COUNTRY CLUB ESTATES S/D. (COLUM

CFTSV FL HOLDINGS LLC
73 MAPLE DR
LAKEWOOD, NJ 07762

2027

34-3S-17-07067-000

BUILDING CHARACTERISTICS

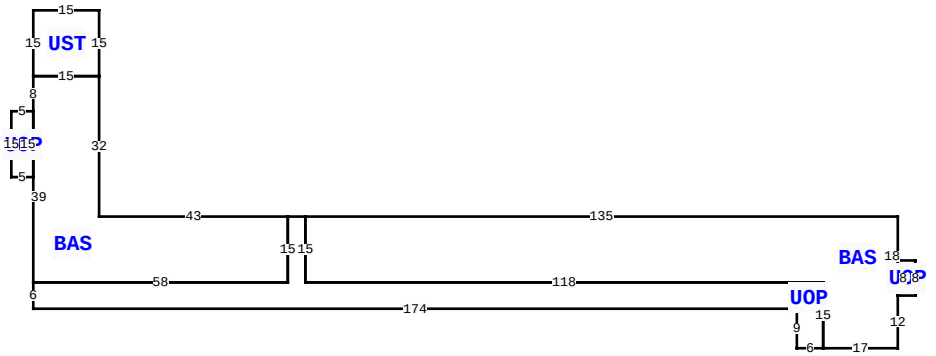
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
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 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	29,869
BAS	2,280	100		2,280	50,445
UOP	32	20		6	133
UOP	75	20		15	332
UOP	1,194	20		239	5,288
UST	225	45		101	2,235
TOTALS	5,156			3,991	88,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	3,991	70.2460	44.25	176,602	1949	1949	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 2025 Heated Area: 3630 HX Base Yr



1949 E DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,646
TOTAL MARKET OB/XF VALUE	4,402
TOTAL LAND VALUE - MARKET	89,125
TOTAL MARKET VALUE	305,173
SOH/AGL Deduction	0
ASSESSED VALUE	305,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,173
TOTAL JUST VALUE	305,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052619	Electrical Servic	700	03/17/2025
29115	MAINT/ALTR	40	01/05/2011

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= W135 UOP= W4 BAS= W43 N32 UST= N15 W15 S15 E15$ W15S8
UOP= W5 S15 E5 N15$ S39 E58 N15$ S15 W58 S6 E174 S9 E6N15
W118 N15$ S15 E118 S15 E17N12 UOP= E4 N8 W4 S8$ N18$.

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	18	190	3,420.00	UT	0.90	0.90	80	0	0	3	80	2,462	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,080.00	1,080.00	50	1993	1993	3	50	540	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,402

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		CG	310.00	115.00	35,650.00	SF		1.00	1.00	1.00	2.50	2.50	89,125							

REVIEW DATE 02/12/2024 BY TP Total Acres: 0.82 Total Land Value: 89,125 Market: 0 Agricultural: 0 Common: 89,125 PRINTED 11/17/2026 BY SYS

LOTS 1, 2, 3 & 4 ALSO THAT PART AS LIES BETWEEN THE OLD & NEW US COUNTRY CLUB ESTATES S/D. (COLUM

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BUILDING CHARACTERISTICS

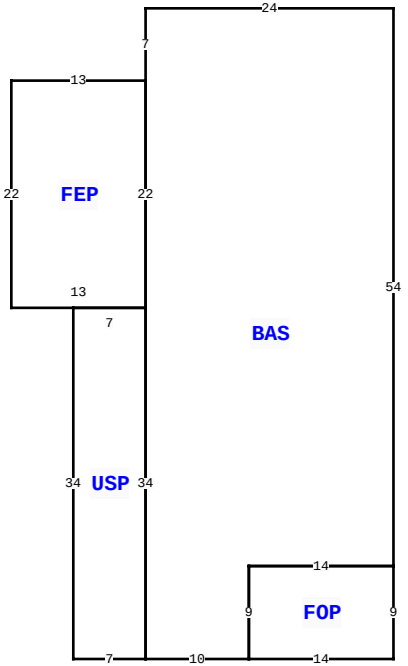
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	98,478
FEP	286	80		229	16,271
FOP	126	30		38	2,700
USP	238	35		83	5,897
TOTALS	2,036			1,736	123,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	99.3720	109.31	189,762	1949	1949	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2025 Heated Area: 1386 HX Base Yr



1949 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL JUST VALUE	305,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,419

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1577/2538	9/09/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LAKE CITY 18, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S7 FEP= W13 S22 E13N22$ S22 USP= W7 S34 E7 N34$ S34 E10 FOP= E14 N9 W14 S9$ N9 E14 N54$.

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 02/12/2024 BY TP Total Acres: 0.82 Total Land Value: 89,125 Market: 0 Agricultural: 0 Common: 89,125 PRINTED 11/17/2026 BY SYS