

BEG SE COR OF NE1/4 OF SW1/4, RU
N 256.27 FT, W 420 FT TO E R/W U
ALONG R/W 1062.90 FT TO S R/W OF

E L HOLDINGS LAKE CITY LLC
18 BERMUDA LAKE DR
PALM BEACH GARDENS, FL 33418

2022

05-3S-17-04847-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 10											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	06	BD/BATTEN 100								6900	04	2,538	100.4224	48.70	123,601	1971	1971	0	0	0	50.00	50.00	VALUATION BY STANDARD								
Roof Structur	04	WOOD TRUSS 100								1 CLUB HOUSE - 0% - 0														HX Base Yr							
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	04	C ABOVE GD 80																													
Interior Floo	08	SHT VINYL 20																													
Ceiling	01	FIN.SUSPD 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures		24 100																													
Frame	02	WOOD FRAME 100																													
Story Height		10 100																													
RMS		4 100																													
Stories	0	0 100																													
Units		0 100																													
Condition Adj	03	03 100																													
Quality	05	05																													
DOR CODE	3611CAMPGROUND/STORE																														
MAP NUM																				06											
NEIGHBORHOOD/LOC	5317.00 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
AOF	520	110	572	13,928																											
APT	576	100	576	14,026																											
BAS	1,312	100	1,312	31,947																											
UOP	130	20	26	633																											
UOP	260	20	52	1,266																											
TOTALS	2,798		2,538	61,800																											
EXTRA FEATURES					116 NE CHESHIRE Ln, LAKE CITY																										
L N	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	0297	SHED CONCR	0	0	12	12	1.00	UT	0.00	0.00	100	1992	1992	3	100	500															
2	0297	SHED CONCR	0	0	12	12	1.00	UT	0.00	0.00	100	1992	1992	3	100	500															
3	9945	Well/Sept	0	0	0	0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250															
4	0294	SHED WOOD/	0	0	10	10	1.00	UT	0.00	0.00	100	1997	1997	3	100	750															
5	0270	POOL COMM	0	0	18	35	630.00	UT	35.00	35.00	80	1987	1987	3	80	17,640															
6	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	1,125															
7	0269	RVP HOOKUP	0	0	0	0	40.00	UT	1,150.00	1,150.00	100	1991	1991	3	100	46,000															
8	0269	RVP HOOKUP	0	0	0	0	12.00	UT	1,150.00	1,150.00	100	1991	1991	3	100	13,800															
9	0070	CARPORT UF	0	0	20	14	1.00	UT	0.00	0.00	100	1999	1999	3	100	250															
10	0294	SHED WOOD/	0	0	10	10	1.00	UT	0.00	0.00	100	1999	1999	3	100	750															
LAND DESCRIPTION					TOTAL OB/XF 84,565																										
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	3600	RV PARKS/CAM	0		A-1	0.00	0.00	26.50	AC		1.00	1.00	1.75	3,000.00	5,250.00	139,125															
REVIEW DATE 04/21/2020 BY BC Total Acres: 26.50 Total Land Value: 139,125 Market: 0 Agricultural: 0 Common: 139,125 PRINTED 09/01/2022																															

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N 256.27 FT, W 420 FT TO E R/W U
ALONG R/W 1062.90 FT TO S R/W OF

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2022

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	0	0 100
Bathrooms	0	0 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units	0	0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	3611/CAMPGROUND/STORE	
MAP NUM		06

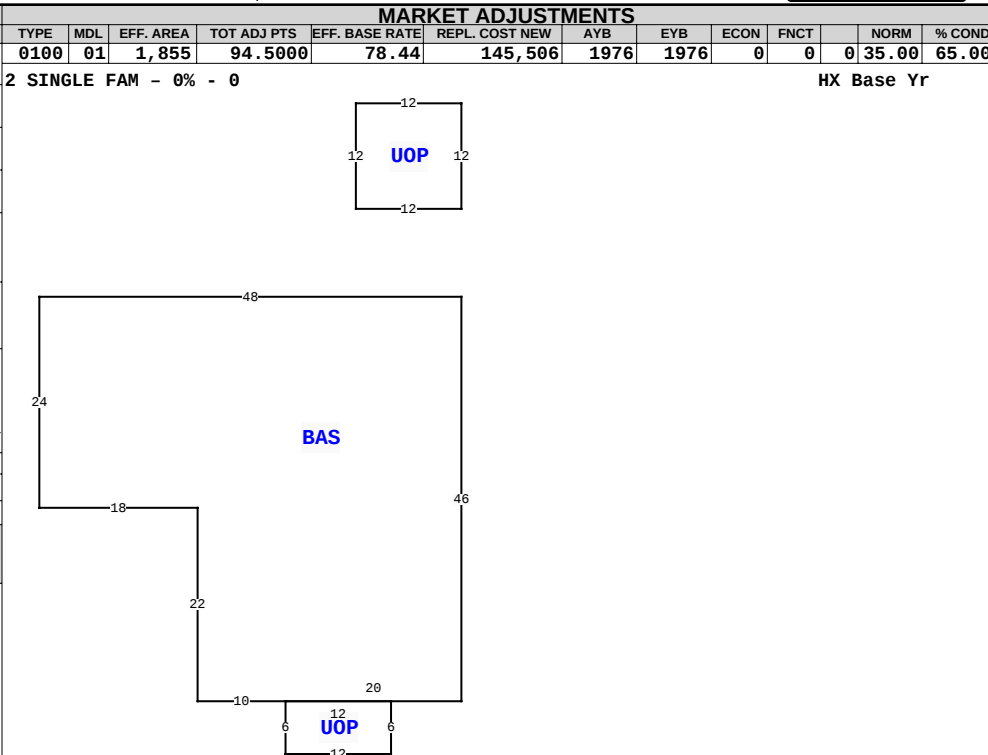
NEIGHBORHOOD/LOC	5317.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	92,386
UOP	72	20	14	714
UOP	144	20	29	1,479

TOTALS	2,028	1,855	94,579
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0259	MHP HOOKUP	0	0	0	0	20.00	UT	4,300.00	4,300.00	
12	0310	SEWER TRMT	0	0	0	0	2,000.00	UT	3.00	3.00	
13	0260	PAVEMENT-A	0	0	0	16	40,000.00	UT	1.10	1.10	
14	0169	FENCE/WOOD	0	0	0	0	750.00	UT	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	CONSRV



116 NE CHESHIRE Ln, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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TOTAL OB/XF											
99,906											

COLUMBIA COUNTY PROPERTY											
PAGE 2 of 10											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,269
TOTAL MARKET OB/XF VALUE		184,471
TOTAL LAND VALUE - MARKET		139,125
TOTAL MARKET VALUE		534,865
SOH/AGL Deduction		0
ASSESSED VALUE		534,865
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		534,865
TOTAL JUST VALUE		534,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,554

BLDG:8:1: LOT 15
BLDG:7:1: LOT 13
PRMT:6:1: JOHNSON
BLDG:6:1: LOT 12

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1284/2414	10/31/2014	WD	Q	I	01	1,200,000	

GRANTOR: DKLZ LLC							
GRANTEE: E L HOLDINGS LAKE C							
1018/1552	6/17/2004	WD	U	I	09	700,000	
GRANTOR: ELLENBURG FAMILY LTD							
GRANTEE: DKLZ LLC							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W48 S24 E18 S22 E10 UOP= S6 E12 N6 W12\$ E20 N46 \$ PTR=N10UOP= N12 W12 S12 E12\$ S10\$.							

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PALM BEACH GARDENS, FL 33418

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[illegible]

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[illegible]

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[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

03

BELOW AVG. 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

04

COMP SHNGL 100

Interior Wall

04

PLYWOOD 100

Interior Floor

08

SHT VINYL 100

Air Condition

02

WINDOW 100

Heating Type

02

CONVECTION 100

Bedrooms

1

100

Bathrooms

1

100

Stories

1.

1. 100

Architectural

01

CONV 100

Units

0

100

Condition Adj

03

03 100

Kitchen Adjus

01

01 100

Quality

03

03

DOR CODE

3611

CAMPGROUND/STORE

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

5317.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

192

100

192

2,029

FSP

96

40

38

401

TOTALS

288

230

2,430

EXTRA FEATURES

L N

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

L N

USE CODE

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

080002

230

77.4000

30.19

6,944

1990

1990

0

0

65.00

35.00

21 MOBILE HME - 0% - 0

HX Base Yr

12

16

8

12

16

8

BAS

FSP

COLUMBIA COUNTY PROPERTY

PAGE 9 of 10

3

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUETotal Market Value

211,269

TOTAL MARKET OB/XF VALUETotal Land Value - Market

184,471

139,125

TOTAL MARKET VALUESOH/AGL Deduction

534,865

0

ASSESSED VALUETOTAL EXEMPTION VALUE

534,865

0

BASE TAXABLE VALUETOTAL JUST VALUE

534,865

0

INCOME VALUENCON VALUE

PREVIOUS YEAR MKT VALUE511,554

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / I / V / I / RSN CD

SALE PRICE

1284/241410/31/2014WDQI01

1,200,000

GRANTOR:DKLZ LLC

GRANTEE:E L HOLDINGS LAKE C

1018/15526/17/2004WDUI09

700,000

GRANTOR:ELLENBURG FAMILY LTD

GRANTEE:DKLZ LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 E16 FSP= E8 N12 W8 S12\$ N12\$.

REVIEW DATE04/21/2020BYBC

Total Acres: 26.50Total Land Value: 139,125Market: 0Agricultural: 0Common: 139,125PRINTED 09/01/2022

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