

LAKE SHORE HOSPITAL AUTHORITY
259 NE FRANKLIN
LAKE CITY, FL 32055

00-00-00-11789-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		19	COMMON BRK 100							5300	04	107,155	96.8521	133.66	14,322,337	1963	1995	0	0	0	45.00	55.00	VALUATION BY		STANDARD								
Roof Structure		09	RIDGE FRME 100							1 HOSPITAL 0% - 0 Heated Area: 104367 HX Base Yr														Tax Group: 1		Tax Dist:							
Roof Cover		04	BUILT-UP 100																					BUILDING MARKET VALUE		7,877,285							
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		129,725							
Interior Floor		07	CORK/VTILE 100																					TOTAL LAND VALUE - MARKET		393,752							
Ceiling		01	FIN.SUSPD 100																					TOTAL MARKET VALUE		8,400,762							
Air Condition		07	ENG PACKAGE 100																					SOH/AGL Deduction		0							
Heating Type		09	ENG F AIR 100																					ASSESSED VALUE		8,400,762							
Fixtures			304 100																					TOTAL EXEMPTION VALUE		20 8,400,762							
Frame		03	MASONRY 100																					BASE TAXABLE VALUE		0							
Story Height			15 100																					TOTAL JUST VALUE		8,400,762							
RMS			206 100																					NCON VALUE		0							
Stories		4.	4. 100																					INCOME VALUE									
Units			0 100																					PREVIOUS YEAR MKT VALUE		8,927,030							
Condition Adj		03	03 100																					XF0B:9:1: 1 OF 2 OLDER METAL BUILDINGS AC & WINDO									
																				XF0B:8:1: 2 OF 2 OLDER METAL BUILDINGS HAS AC													
																				XF0B:7:1: STG BUILDING WHICH FACES LEON STREET													
																				PRMT:1:1: INSTALL HVAC													
Quality		05	05																					PERMIT NUM		DESCRIPTION				AMT		ISSUED	
DOR CODE		7300	PRIVATE HOSPITALS																					3984		MAINT/ALTR				720		10/27/2006	
MAP NUM			MKT AREA 07																					1044		COMMERCIAL				513		08/07/1997	
NEIGHBORHOOD/LOC		830317.00	1.00/																					088		COMMERCIAL				20,371		12/15/1992	
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE												081		REMODEL				1,200		11/25/1992			
BAS		51,746	100					51,746		8,804,004																							
CAN		207	30					62		4,558																							
CAN		568	30					170		12,497																							
CAN		1,188	30					356		26,171																							
CAN		1,634	30					490		36,021																							
CAN		1,727	30					518		38,080																							
CLP		169	40					68		4,999																							
CLP		204	40					82		6,028																							
CLP		420	40					168		12,350																							
FST		260	50					130		9,557																							
TOTALS		112,272						107,155		8,777,285																							
EXTRA FEATURES										440 NE LEON ST, LAKE CITY																							