

BEG SE COR OF NORTH FLORIDA PROF
RUN NE 6 DEG ALONG EAST LINE OF
NE 68 DEG ALONG S LINE OF A DRAI

ETS WILLOWBROOK PROPERTY LLC
PO BOX 21698
COLUMBUS, OH 43201

2026

05-4S-17-07610-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		151 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		43 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality 07 07

DOR CODE 7400 HOMES FOR THE AGED

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 5417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,449	100		7,449	569,818
BAS	15,238	100		15,238	1,165,646
CAN	892	30		268	20,501
FOP	20	30		6	459
FOP	20	30		6	459
FOP	28	30		8	612
FOP	28	30		8	612
FOP	28	30		8	612
FOP	28	30		8	612
FSP	200	40		80	6,120
TOTALS	26,691			24,927	906,816

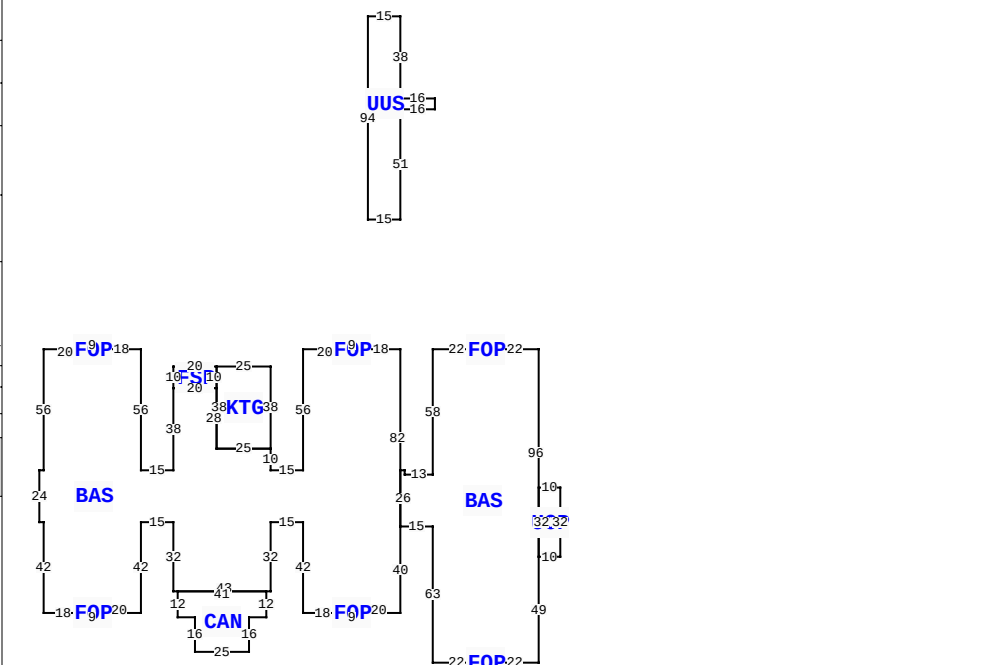
EXTRA FEATURES

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
1	0260	PAVEMENT-A	0	0	0	0	17,082.00	UT	0.90	0.90	100	2000	2000	3	100	15,374	
2	0166	CONC, PAVMT	0	0	6	90	540.00	UT	1.50	1.50	100	2000	2000	3	100	810	
3	0166	CONC, PAVMT	0	0	0	0	900.00	UT	2.00	2.00	100	2004	2004	3	100	1,800	
4	0260	PAVEMENT-A	0	0	0	0	6,224.00	UT	1.85	1.85	100	2007	2007	3	100	11,514	
5	0166	CONC, PAVMT	0	0	0	0	320.00	UT	3.00	3.00	100	2007	2007	3	100	960	

LAND DESCRIPTION			TOTAL OB/XF 30,458														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	7310	C	NURS HOME	0		RMF-2	0.00	0.00	122,839.00	SF		1.00	1.00	1.00	2.25	2.25	276,388
2	1000	C	VACANT COMME	0			0.00	0.00	59,241.00	SF		1.00	1.00	1.00	2.25	2.25	133,292
3	1000	C	VACANT COMME	0		00	0.00	0.00	22,694.00	SF		1.00	1.00	1.00	2.25	2.25	51,062

REVIEW DATE 09/29/2016 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0710	04	24,927	112.4952	95.62	2,383,520	2000	2005	0	0	0	20.00	80.00
1 EXCEP/ACLF 0% - 0 Heated Area: 23637 HX Base Yr												



** This building has 13 Sub-Areas

1580 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 1						Tax Dist:					
BUILDING MARKET VALUE						2,937,650					
TOTAL MARKET OB/XF VALUE						30,458					
TOTAL LAND VALUE - MARKET						460,742					
TOTAL MARKET VALUE						3,428,850					
SOH/AGL Deduction						0					
ASSESSED VALUE						3,428,850					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						3,428,850					
TOTAL JUST VALUE						3,428,850					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						3,465,256					
LAND:3:1: .55 AC											
LAND:1:2: ORB 893-635. (2.82 AC)											
SALE:1:1: SALE IS FOR 10 AC VACANT LAND											
PERMIT NUM			DESCRIPTION				AMT			ISSUED	
89			ADDN COMM				205			06/07/2007	
89			ADDN COMM				3,111			03/14/2007	
2902			ADDN COMM				1,955			03/23/2004	
1705			COMMERCIAL				1,785			12/20/1999	
611			COMMERCIAL				1,716			01/12/1996	
SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1381/1392		3/01/2019		WD	U	I	30	6,295,900			
GRANTOR: ETS WILLOWBROOK AT MA											
GRANTEE: ETS WILLOWBROOK PRO											
1381/1060		3/01/2019		WD	U	I	11	100			
GRANTOR: ETS WILLOWBROOK AT MA											
GRANTEE: ETS WILLOWBROOK PRO											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W18 FOP= N2 W9 S2 E2 S2 E5 N2 E2\$ W2 S2 W5 N2 W20 S56											
W15 N10 KTG= N38 W25 S38 E25\$ W25 N28 FSP= N10 W20 S10 E20\$											
W20 S38 W15 N56 W18 FOP= N2 W9 S2 E2 S2 E5 N2 E2\$ W2 S2 W5 N2											
W20 S56 W2 S24 E2 S42 E18 FOP= S2 E9 N2 W2 N2 W5 S2 W2\$ E2 N2											
E5 S2 E20 N42 E15 S32 E2 CAN= S12 E8 S16 E25 N16 E8 N12 W41\$											
E43 N32 E15 S42 E18 FOP= S2 E9 N2 W2 N2 W5 S2 W2\$ E2 N2 E5 S2											
E20N40 BAS= E15 S63 E22 FOP= S2 E5 N4 W5 S2\$ N2 E5 S2 E22 N49											
UOP= E10 N32 W10 S32\$ N96 W22 FOP= S2 W5 N4 E5 S2\$ S2 W5 N2											
W22 S58 W13 N2 W2 S26\$ N82\$ PTR= N60 UUS= N51 E16 N5 W16 N38											
W15 S94 E15\$ S60\$.											

Market: 0 Agricultural: 0 Common: 460,742 PRINTED 11/18/2025 BY SYS

ETS WILLOWBROOK PROPERTY LLC
PO BOX 21698
COLUMBUS, OH 43201

05-4S-17-07610-004

[illegible]