S DIV: ALL BLOCK 2 AVONDALE S/D
306) & ALL OF BLOCK 8 ASHURST S/

SCF RC FUNDING IV LLC
S VAUGHN DR STE 202
PRINCETON, NJ 08540

2027

00-00-00-13866-000

BUILDING CHARACTERISTICS

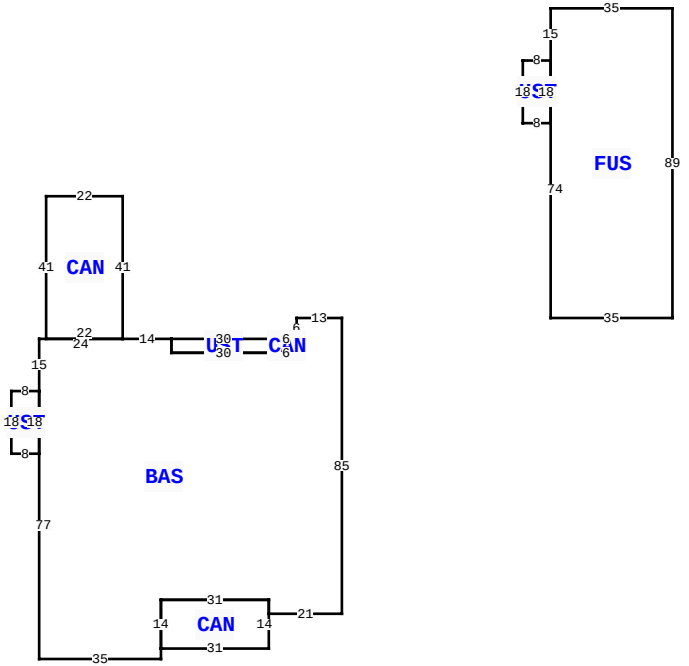
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	08	ENG SPLIT 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		13 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1800	OFFCE BLD M/STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,138	100		7,138	273,564
CAN	24	30		7	269
CAN	434	30		130	4,983
CAN	902	30		271	10,386
FUS	3,115	100		3,115	119,383
UST	120	40		48	1,840
UST	144	40		58	2,223
UST	144	40		58	2,223
TOTALS	12,021			10,825	414,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	10,825	103.5821	76.65	829,736	1974	1974	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2021 Heated Area: 10253 HX Base Yr



187 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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
1	0260	PAVEMENT-A	0	0	0	0	24,055.00	UT	1.60	1.60	100	0	0	3	100	38,488	
2	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
4	0168	PNEUMATIC	0	0	0	0	4.00	UT	5,000.00	5,000.00	100	0	0	3	100	20,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	414,868
TOTAL MARKET OB/XF VALUE	79,488
TOTAL LAND VALUE - MARKET	214,500
TOTAL MARKET VALUE	708,856
SOH/AGL Deduction	0
ASSESSED VALUE	708,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	708,856
TOTAL JUST VALUE	708,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	708,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000337	COMMERCIAL	97	11/30/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0494	3/04/2020	WD	U	I	37	3,475,000
GRANTOR: LAKE CITY MEDICAL PRO						
GRANTEE: SCF RC FUNDING IV L						
1325/0820	10/14/2016	WD	U	I	12	615,000
GRANTOR: TD BANK NA						
GRANTEE: LAKE CITY MEDICAL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S6 CAN= W6 S4 E6 N4$ S4 W6 UST= N4 W30 S4 E30$ W30 N4 W14 CAN= N41 W22 S41 E22$ W24 S15 UST= W8 S18 E8 N18$ S77 E35 N3 CAN= E31 N14 W31 S14$ N14 E31 S4 E21 N85$ PTR=E60 FUS= E35 N89 W35 S15 UST= W8 S18 E8 N18$ S74 $ W60$.

LAND DESCRIPTION

TOTAL OB/XF 79,488

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	1800	C	MULTISTORY	0		CG	205.00	140.00	39,000.00	SF		1.00	1.00	1.00	5.50	5.50	214,500							

REVIEW DATE 03/04/2026 BY JB Total Acres: 0.90 Total Land Value: 214,500 Market: 0 Agricultural: 0 Common: 214,500 PRINTED 11/16/2026 BY SYS