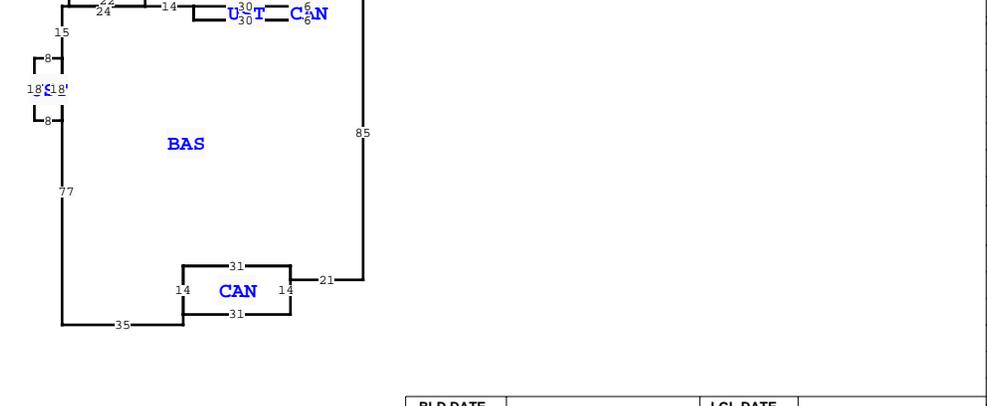


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floor	14 CARPET 100
Ceiling	01 FIN.SUSPD 100
Air Condition	08 ENG SPLIT 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	03 MASONRY 100
Story Height	0 100
RMS	13 100
Stories	0 100
Units	0 100
Condition Adj	03 03 100

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	78.72	852,144	1974	1974	0	0	0	50.00	50.00		



Quality	07 07				
DOR CODE	1800 OFFCE BLD M/STY				
MAP NUM	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	280,952
CAN	24	30		7	276
CAN	434	30		130	5,117
CAN	902	30		271	10,667
FUS	3,115	100		3,115	122,607
UST	120	40		48	1,890
UST	144	40		58	2,283
UST	144	40		58	2,283
TOTALS	12,021			10,825	426,072

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			426,072
TOTAL MARKET OB/XF VALUE			79,488
TOTAL LAND VALUE - MARKET			175,500
TOTAL MARKET VALUE			681,060
SOH/AGL Deduction			0
ASSESSED VALUE			681,060
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			681,060
TOTAL JUST VALUE			681,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			669,856

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	U	I	37	3,475,000
GRANTOR: LAKE CITY MEDICAL PRO						
GRANTEE: SCF RC FUNDING IV L						
1325/0820	10/14/2016	WD U	U	I	12	615,000
GRANTOR: TD BANK NA						
GRANTEE: LAKE CITY MEDICAL P						

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	24,055.00	UT	1.60	1.60	100	0	0	3	100	38,488	
2	0332	VAULT DOOR	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
3	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
4	0168	PNEUMATIC	0	0	0	4.00	UT	5,000.00	5,000.00	100	0	0	3	100	20,000	

TOTAL OB/XF														79,488
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									

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																						
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	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	4.50	4.50	175,500							