S DIV: COMM SW COR OF NW1/4 OF S FT FOR POB, CONT N 628.27 FT TO BALI AVE, E 700.23 FT TO W R/W M

N H C HEALTHCARE/LAKE CITY INC
560 SW MCFARLANE AVE
LAKE CITY, FL 32025

2027

00-00-00-13979-002

BUILDING CHARACTERISTICS

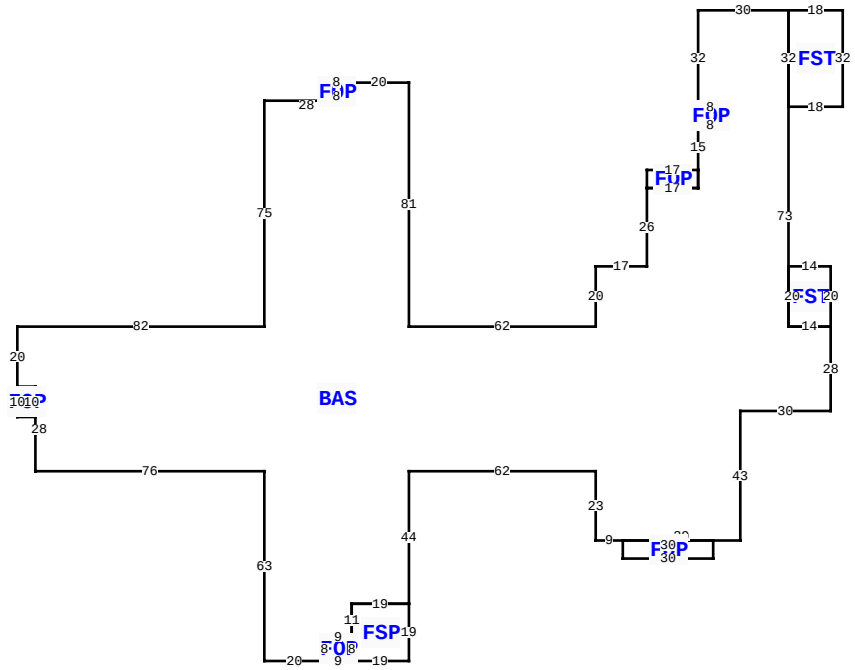
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		85 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		46 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	23,831	100		23,831	1,266,499
FOP	48	30		14	744
FOP	48	30		14	744
FOP	60	30		18	957
FOP	72	30		22	1,169
FOP	102	30		31	1,648
FOP	180	30		54	2,870
FSP	361	40		144	7,653
FST	280	50		140	7,441
FST	576	50		288	15,306
TOTALS	25,558			24,556	1,305,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5400	04	24,556	113.0766	106.29	2,610,057	1992	1992	0	0	0	50.00	50.00

1 NURS HOME 0% - 0 Heated Area: 23831 HX Base Yr



560 SW MCFARLANE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	2,864,658
TOTAL MARKET OB/XF VALUE	95,625
TOTAL LAND VALUE - MARKET	176,750
TOTAL MARKET VALUE	3,137,033
SOH/AGL Deduction	0
ASSESSED VALUE	3,137,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,137,033
TOTAL JUST VALUE	3,137,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,137,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
163	MAINT/ALTR	50	04/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/0249	5/01/1999	WD	Q	I	03	5,865,000
GRANTOR: FLORIDA CONVALESCENT						
GRANTEE: NHC HEALTHCARE LAKE						
0742/0664	2/21/1991	WD	Q	V		367,000
GRANTOR: RONNIE DAVIS						
GRANTEE: FL CONVALESCENT CTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30S32 FOP= E8 S6 W8 N6$ E8 S6 W8 S15 FOP= S6 W17 N6E17$ S6 W17 S26 W17S20 W62 N81 W20FOP= S6 W8 N6E8$ S6W28 S75 W82 S20FOP= E6 S10W6 N10$ E6 S28E76S63E20 FOP= N8E9S8W9$N8 E9FSP= S8E19N19W19S11$N11 E19N44E62 S23E9FOP= S6E30N6 W30$ E39 N43 E30N28FST= N20W14S20 E14$W14 N73 FST= N32 E18 S32 W18$ N32$.

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	57,250.00	UT	0.90	0.90	100	0	0	3	100	51,525	
2	0253	LIGHTING	0	0	0	0	12.00	UT	500.00	500.00	100	0	0	3	100	6,000	
3	0166	CONC,PAVMT	0	0	0	0	6,616.00	UT	1.40	1.40	100	0	0	3	100	9,262	
4	0253	LIGHTING	0	0	0	0	47.00	UT	300.00	300.00	100	0	0	3	100	14,100	
5	0166	CONC,PAVMT	0	0	0	0	9,825.00	UT	1.50	1.50	100	0	0	3	100	14,738	

LAND DESCRIPTION

TOTAL OB/XF 95,625

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	7310	C	NURS HOME	0		*RSF-6	627.00	700.00	10.10	AC		1.00	1.00	1.00	17,500.00	17,500.00	176,750							

REVIEW DATE 09/09/2016 BY DF Total Acres: 10.10 Total Land Value: 176,750 Market: 0 Agricultural: 0 Common: 176,750 PRINTED 11/16/2026 BY SYS

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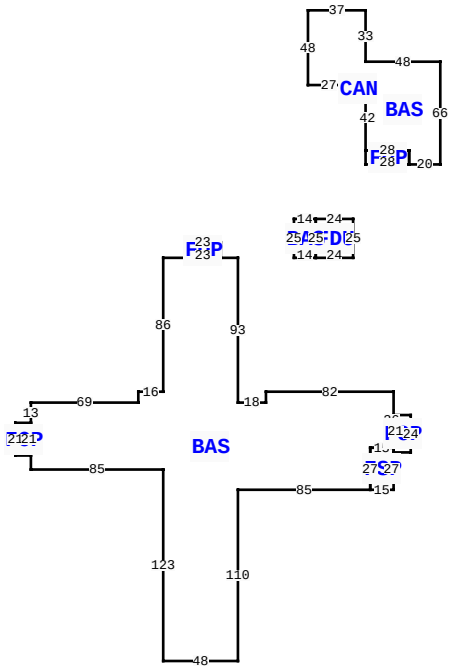
ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		80 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		64 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100		350	19,612
BAS	4,692	100		4,692	262,908
BAS	21,968	100		21,968	1,230,939
CAN	50	30		15	841
FDU	600	60		360	20,172
FOP	210	30		63	3,530
FOP	230	30		69	3,866
FOP	252	30		76	4,258
FOP	264	30		79	4,427
FSP	405	40		162	9,077
TOTALS	29,021			27,834	1,559,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5400	04	27,834	113.5440	106.73	2,970,723	1994	1994	0	0	0	47.50	52.50

2 NURS HOME 0% - 0 Heated Area: 27010 HX Base Yr



560 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
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

COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE	3,137,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,137,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0742/0664	2/21/1991	WD	Q	V		367,000
GRANTOR: RONNIE DAVIS						
GRANTEE: FL CONVALESCENT CTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N10 W23 S10 E23$ W37 S86 W16 S7 W69 S13 FOP= W10 S21 E10 N21$ S30 E85S123 E48 N110 E85 FSP= E15 N27 W15 S27$ N27 E15 FOP= S3 E11 N24 W11 S21 $ N36 W82 S7 W18 N93$ PTR= E50 FDU= E24 N25 W24 BAS= W14 S25 E14 N25$S25 $ W50$ PTR= N60 E110 BAS= E20 N66 W48 N33 W37 S48 E27 CAN= S5 E10 N5 W10$ E10 S42 FOP= S9 E28 N9 W28$ E28 S9$ S60 W110$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/09/2016 BY DF Total Acres: 10.10 Total Land Value: 176,750 Market: 0 Agricultural: 0 Common: 176,750 PRINTED 11/16/2026 BY SYS