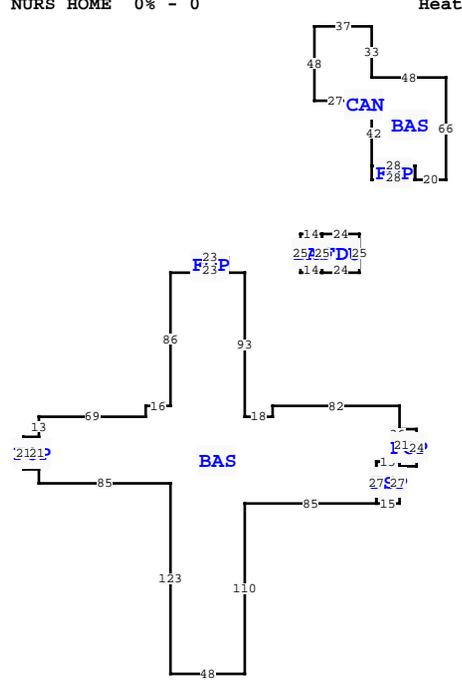




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
17	MSNRY STUC 100				
08	IRREGULAR 100				
03	COMP SHNGL 100				
08	DECORATIVE 100				
14	CARPET 80				
07	CORK/VTILE 20				
01	FIN.SUSPD 100				
06	ENG CENTRL 100				
09	ENG F AIR 100				
80	100				
03	MASONRY 100				
12	100				
64	100				
1.	1. 100				
0	100				
03	03 100				
07	07				
7400	HOMES FOR THE AGED				
	MKT AREA		06		
870317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100		350	20,029
BAS	4,692	100		4,692	268,500
BAS	21,968	100		21,968	1,257,119
CAN	50	30		15	858
FDU	600	60		360	20,601
FOP	210	30		63	3,605
FOP	230	30		69	3,949
FOP	252	30		76	4,349
FOP	264	30		79	4,521
FSP	405	40		162	9,270
TOTALS	29,021			27,834	1,592,801

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	109.00	3,033,906	1994	1994	0	0	0	47.50	52.50
2 NURS HOME 0% - 0 Heated Area: 27010 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		2,925,578	
TOTAL LAND VALUE - MARKET		95,625	
TOTAL MARKET VALUE		176,750	
SOH/AGL Deduction		3,197,953	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,197,953	
TOTAL JUST VALUE		3,197,953	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		3,211,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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

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												
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	