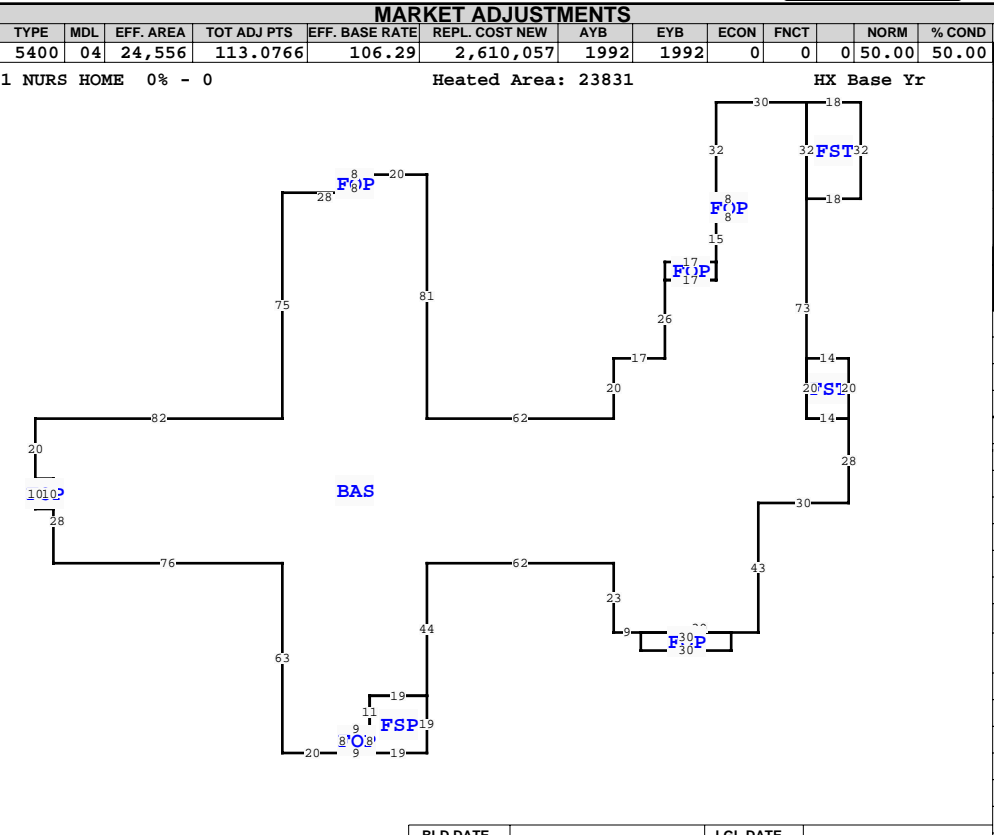


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	08 DECORATIVE 100
Interior Floor	07 CORK/VTILE 50
Interior Floor	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	85 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	46 100
Stories	1. 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	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	305,028

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	27.00	700.00	10.10	AC		1.00	1.00	1.00	17,500.00	17,500.00	176,750							

TOTAL OB/XF	
95,625	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
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	0		
PREVIOUS YEAR MKT VALUE	3,211,301		

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

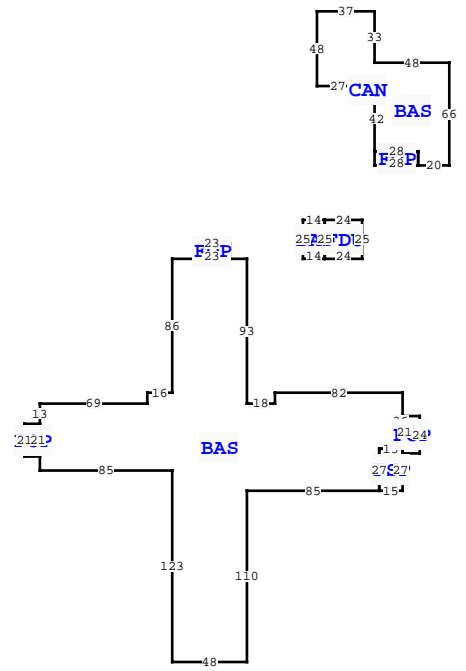
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0881/0249	5/01/1999	WD Q	Q	I	03	5,865,000

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\$.	

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				
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	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												



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		2,864,658	
TOTAL LAND VALUE - MARKET		95,625	
TOTAL MARKET VALUE		176,750	
SOH/AGL Deduction		3,137,033	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		3,137,033	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		3,137,033	
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\$.	

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV