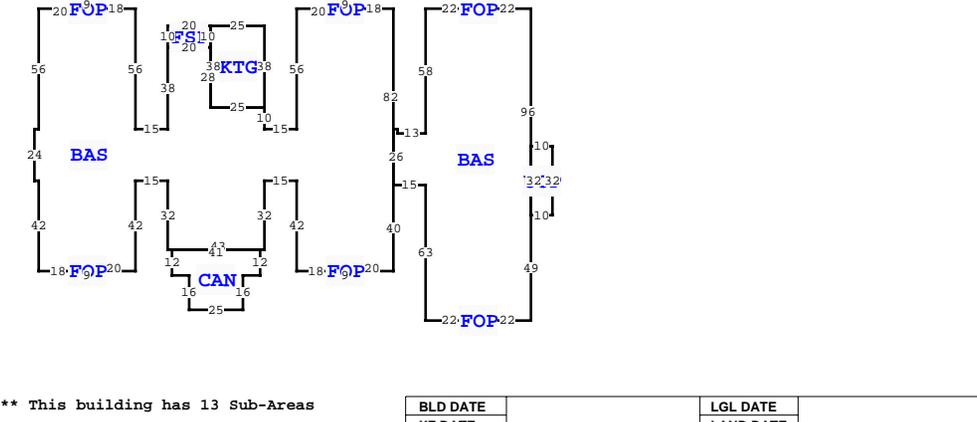


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 151 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 43 100 |
| Stories | 1. | 1. 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 | | | |
| 0710 | 04 | 24,927 | 112.4952 | 97.87 | 2,439,605 | 2000 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 | | |
| 1 EXCEP/ACLF 0% - 0 Heated Area: 23637 HX Base Yr | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 3,006,769 | |
| TOTAL MARKET OB/XF VALUE | | 30,458 | |
| TOTAL LAND VALUE - MARKET | | 460,742 | |
| TOTAL MARKET VALUE | | 3,497,969 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 3,497,969 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 3,497,969 | |
| TOTAL JUST VALUE | | 3,497,969 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 3,465,256 | |
| LAND:3:1: .55 AC | | | |
| LAND:1:2: ORB 893-635. (2.82 AC) | | | |
| SALE:1:1: SALE IS FOR 10 AC VACANT LAND | | | |

| 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 | 0 | | 17,082.00 | UT | 0.90 | 100 | 2000 | 2000 | 3 | 100 | 15,374 |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 6 | 90 | | 540.00 | UT | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 810 |
| 3 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | | 900.00 | UT | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,800 |
| 4 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | | 6,224.00 | UT | 1.85 | 100 | 2007 | 2007 | 3 | 100 | 11,514 |
| 5 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | | 320.00 | UT | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 960 |



| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 89 | ADDN COMM | 205 | 06/07/2007 |
| 89 | ADDN COMM | 3,111 | 03/14/2007 |
| 2902 | ADDN COMM | 1,955 | 03/23/2004 |
| 1705 | COMMERCIAL | 1,785 | 12/20/1999 |
| 611 | COMMERCIAL | 1,716 | 01/12/1996 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1381/1392 | 3/01/2019 | WD | U | I | 30 | 6,295,900 |
| GRANTOR: ETS WILLOWBROOK AT MA | | | | | | |
| GRANTEE: ETS WILLOWBROOK PRO | | | | | | |
| 1381/1060 | 3/01/2019 | WD | U | I | 11 | 100 |
| GRANTOR: ETS WILLOWBROOK AT MA | | | | | | |
| GRANTEE: ETS WILLOWBROOK PRO | | | | | | |

| 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 | | RMF-2 | 0.00 | 0.00 | 122,839.00 | SF | | 1.00 | 1.00 | 1.00 | 2.25 | 2.25 | 276,388 | | | | | | | |
| 2 | 1000 | C | VACANT COMME | 0 | | | 0.00 | 0.00 | 59,241.00 | SF | | 1.00 | 1.00 | 1.00 | 2.25 | 2.25 | 133,292 | | | | | | | |
| 3 | 1000 | C | VACANT COMME | 0 | | 00 | 0.00 | 0.00 | 22,694.00 | SF | | 1.00 | 1.00 | 1.00 | 2.25 | 2.25 | 51,062 | | | | | | | |

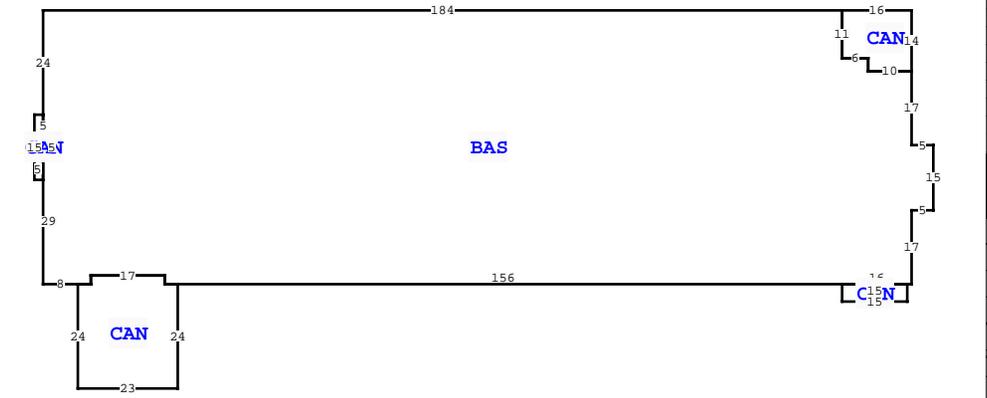
| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 30,458 | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W18 FOP= N2 W9 S2 E2 S2 E5 N2 E2\$ W2 S2 W5 N2 W20 S56 | | | | | | | | | | | | | | | |
| W15 N10 KTG= N38 W25 S38 E25\$ W25 N28 FSP= N10 W20 S10 E20\$ | | | | | | | | | | | | | | | |
| W20 S38 W15 N56 W18 FOP= N2 W9 S2 E2 S2 E5 N2 E2\$ W2 S2 W5 N2 | | | | | | | | | | | | | | | |
| W20 S56 W2 S24 E2 S42 E18 FOP= S2 E9 N2 W2 N2 W5 S2 W2\$ E2 N2 | | | | | | | | | | | | | | | |
| E5 S2 E20 N42 E15 S32 E2 CAN= S12 E8 S16 E25 N16 E8 N12 W41\$ | | | | | | | | | | | | | | | |
| E43 N32 E15 S42 E18 FOP= S2 E9 N2 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 | | | | | | | | | | | | | | | |
| E20N40 BAS= E15 S63 E22 FOP= S2 E5 N4 W5 S2\$ N2 E5 S2 E22 N49 | | | | | | | | | | | | | | | |
| UOP= E10 N32 W10 S32\$ N96 W22 FOP= S2 W5 N4 E5 S2\$ S2 W5 N2 | | | | | | | | | | | | | | | |
| W22 S58 W13 N2 W2 S26\$ N82\$ PTR= N60 UUS= N51 E16 N5 W16 N38 | | | | | | | | | | | | | | | |
| W15 S94 E15\$ S60\$. | | | | | | | | | | | | | | | |



| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 70 |
| Interior Floor | 08 | SHT VINYL 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 72 100 |
| Frame | 02 | WOOD FRAME 100 |
| Common Wall | | 3 100 |
| Story Height | | 10 100 |
| RMS | | 21 100 |
| Stories | 1. | 1. 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 | | |
| 0710 | 04 | 12,693 | 116.5181 | 101.37 | 1,286,689 | 2007 | 2007 | 0 | 0 | 18.00 | 82.00 | | |
| 2 EXCEP/ACLF 0% - 0 Heated Area: 12425 HX Base Yr | | | | | | | | | | | | | |



| Quality | 07 | 07 | | | |
|------------------|-------------------------|-------------|------|--------------|----------------------|
| DOR CODE | 7400 HOMES FOR THE AGED | | | | |
| MAP NUM | MKT AREA | 06 | | | |
| NEIGHBORHOOD/LOC | 5417.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 12,425 | 100 | | 12,425 | 1,032,808 |
| CAN | 40 | 30 | | 12 | 997 |
| CAN | 60 | 30 | | 18 | 1,497 |
| CAN | 206 | 30 | | 62 | 5,154 |
| CAN | 586 | 30 | | 176 | 14,630 |
| TOTALS | 13,317 | | | 12,693 | 1,055,085 |

1580 S MARION AVE, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| 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 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | PAGE 2 of 2 |
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 3,006,769 |
| TOTAL MARKET OB/XF VALUE | | 30,458 |
| TOTAL LAND VALUE - MARKET | | 460,742 |
| TOTAL MARKET VALUE | | 3,497,969 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 3,497,969 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 3,497,969 |
| TOTAL JUST VALUE | | 3,497,969 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 3,465,256 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1381/1392 | 3/01/2019 | WD U | | I | 30 | 6,295,900 |
| GRANTOR: ETS WILLOWBROOK AT MA | | | | | | |
| GRANTEE: ETS WILLOWBROOK PRO | | | | | | |
| 1381/1060 | 3/01/2019 | WD U | | I | 11 | 100 |
| GRANTOR: ETS WILLOWBROOK AT MA | | | | | | |
| GRANTEE: ETS WILLOWBROOK PRO | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|--|
| BAS= W5 N17 CAN= N14 W16 S11 E6 S3 E10\$ W10 N3 W6 N11 W184 S24 CAN= W2 S15 E2 N5 E2 N5\$ S5 E2 S5 W2 S29 E8 CAN= S24 E23 N24 W3 N2 W17 S2 W3\$ E3 N2 E17 S2 E156 CAN= S4 E15 N4 W15\$ E16 N17 E5 N15\$. |