

BEG AT NE COR OF LOT 6, NORTH FL
 PROFESSIONAL PARK S/D, RUN N 102
 FT, S 35 FT, SE 77.71 FT, E 194.

INTEGRATED SURGICAL CARE LLC
 256 SW PROFESSIONAL GLENN #101
 LAKE CITY, FL 32055

2026

05-4S-17-07610-099


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|----------------------|-----|--------|------------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|----------------------------|-----------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------|----|--------|--|--|--|--|--|-------------------|------|-----------|-----|-----|--------|------------|---------|-----------|------|---|---|----|-----------|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 10 TOTAL MARKET VALUE 10 SOH/AGL Deduction 0 ASSESSED VALUE 10 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10 TOTAL JUST VALUE 10 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1512/54</td> <td>3/29/2024</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>05</td> <td>2,228,900</td> </tr> </tbody> </table> GRANTOR: R AND F REAL PROPERTY GRANTEE: INTEGRATED SURGICAL 1186/0764 12/09/2009 WD U I 11 0 GRANTOR: NORTH FLORIDA SUGERY GRANTEE: R AND F REAL PROPER | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1512/54 | 3/29/2024 | WD Q | Q | I | 05 | 2,228,900 |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1512/54 | 3/29/2024 | WD Q | Q | I | 05 | 2,228,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | |
| 1 | 9601 | C | RETENTION AR | 0 | | 00 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 10.00 | 10.00 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 09/29/2016 BY DF Total Acres: 0.48 Total Land Value: 10 Market: 0 Agricultural: 0 Common: 10 PRINTED 05/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |