

COMM SW COR OF SW1/4 OF NW1/4,
 RUN N 37.6 FT, E 878.4 FT, N
 218.97 FT FOR POB, RUN W 250

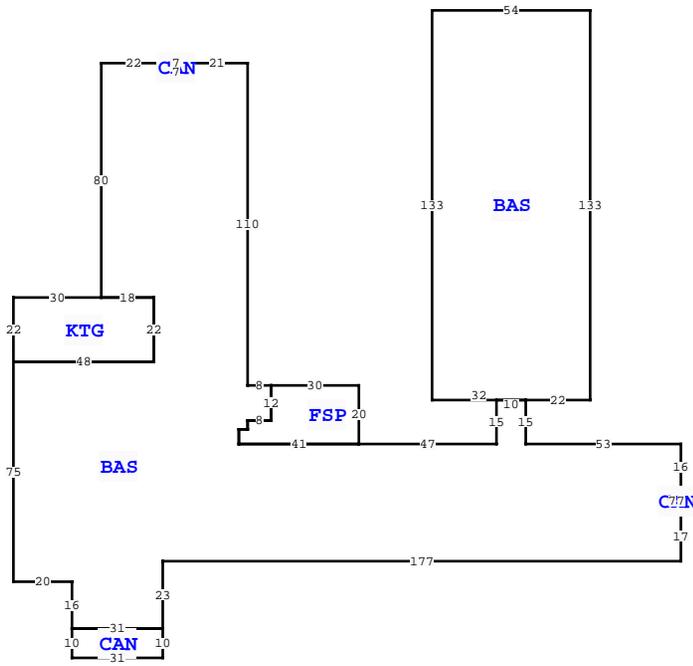
CSE LAKE CITY LLC
 303 INTERNATIONAL CR STE 200
 HUNT VALLEY, MD 21030

2026

05-4S-17-07667-000


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	CORK/VTILE	90		
Interior Floo	14	CARPET	10		
Ceiling	01	FIN.SUSPD	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		96	100		
Frame	03	MASONRY	100		
Story Height		8	100		
RMS		88	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	05	05			
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	7,182	100		7,182	321,467
BAS	17,106	100		17,106	765,665
CAN	21	30		6	269
CAN	21	30		6	269
CAN	310	30		93	4,163
FSP	679	40		272	12,175
KTG	1,056	125		1,320	59,083
TOTALS	26,375			25,985	1,163,088

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5400	04	25,985	93.2520	89.52	2,326,177	1967	1990	0	0	50.00	50.00		
1 NURS HOME 0% - 0 Heated Area: 25344 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,163,088	
TOTAL MARKET OB/XF VALUE		16,245	
TOTAL LAND VALUE - MARKET		355,050	
TOTAL MARKET VALUE		1,534,383	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,534,383	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,534,383	
TOTAL JUST VALUE		1,534,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,510,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1617	REMODEL	1,420	08/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0786	12/01/2006	WD Q	Q	I	03	4,740,600

GRANTOR: HEALTH CARE PROPERTY
 GRANTEE: CSE LAKE CITY LLC

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W21 CAN= W7 S3 E7 N3\$ S3 W7 N3 W22 S80 KTG= W30 S22E48 N22 W18\$ E18 S22 W48 S75 E20 S16CAN= S10 E31 N10 W31\$ E31 N23 E177 N17 CAN= N7 W3 S7 E3\$ W3 N7 E3 N16 W53 N15 BAS= E22 N133 W54 S133 E32\$ W10 S15 W47 FSP= N20 W30 S12 W8 S3 W3 S5 E41\$ W41 N5 E3 N3 E8 N12 W8 N110\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	4,200	
2	0200	GARAGE F	0	0	30	40	UT	0.00	0.00	100	0	0	3	100	8,930	
3	0166	CONC,PAVMT	0	0	60	20	UT	2.00	2.00	100	2003	2003	3	100	2,400	
4	0140	CLFENCE	6	0	0	0	UT	6.50	6.50	100	2003	2003	3	100	715	

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
1	7400	C	HOME AGED	0		CG	300.00	263.00	78,900.00	SF		1.00	1.00	1.00	4.50	4.50	355,050							