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

2027

05-4S-17-07667-000

BUILDING CHARACTERISTICS

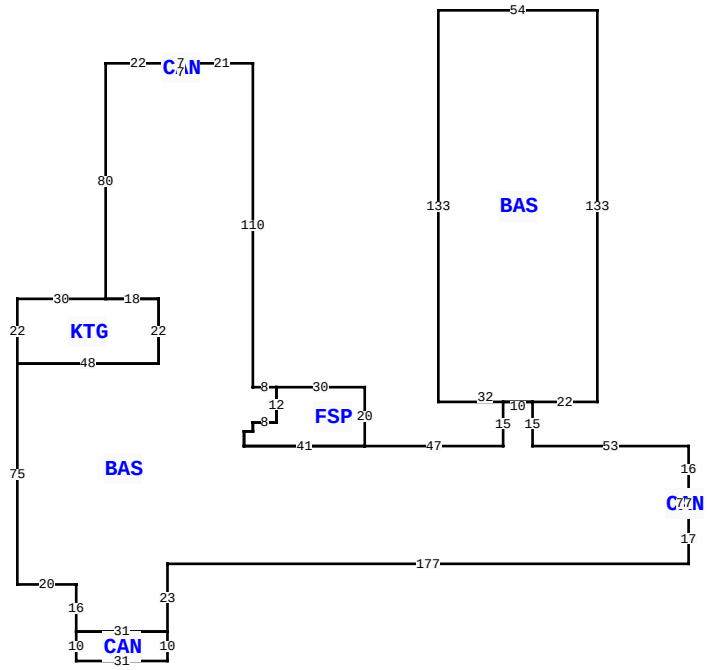
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		96 100
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	314,787
BAS	17,106	100		17,106	749,756
CAN	21	30		6	263
CAN	21	30		6	263
CAN	310	30		93	4,076
FSP	679	40		272	11,922
KTG	1,056	125		1,320	57,856
TOTALS	26,375			25,985	1,138,922

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	87.66	2,277,845	1967	1990	0	0	0	50.00	50.00

1 NURS HOME 0% - 0 Heated Area: 25344 HX Base Yr



1270 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,138,922
TOTAL MARKET OB/XF VALUE	16,245
TOTAL LAND VALUE - MARKET	433,950
TOTAL MARKET VALUE	1,589,117
SOH/AGL Deduction	0
ASSESSED VALUE	1,589,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,589,117
TOTAL JUST VALUE	1,589,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,589,117

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	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

LN	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	1.00	UT	0.00	0.00	100	0	0	3	100	4,200	
2	0200	GARAGE F	0	0	30	40	1.00	UT	0.00	0.00	100	0	0	3	100	8,930	
3	0166	CONC,PAVMT	0	0	60	20	1,200.00	UT	2.00	2.00	100	2003	2003	3	100	2,400	
4	0140	CLFENCE 6	0	0	0	0	110.00	UT	6.50	6.50	100	2003	2003	3	100	715	

LAND DESCRIPTION

TOTAL OB/XF 16,245

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	5.50	5.50	433,950							

REVIEW DATE 09/28/2016 BY DF Total Acres: 1.81 Total Land Value: 433,950 Market: 0 Agricultural: 0 Common: 433,950 PRINTED 11/16/2026 BY SYS