COMM AT SE COR OF SEC, W ALONG S 1367.87 FT TO W LINE OF E1/2 OF FT TO N R/W LINE US HWY 90 & PT

NORTH CENTRAL FLORIDA HOSPICE INC
4200 NW 90TH BLVD
GAINESVILLE, FL 32606

2027

29-3S-16-02382-006

BUILDING CHARACTERISTICS

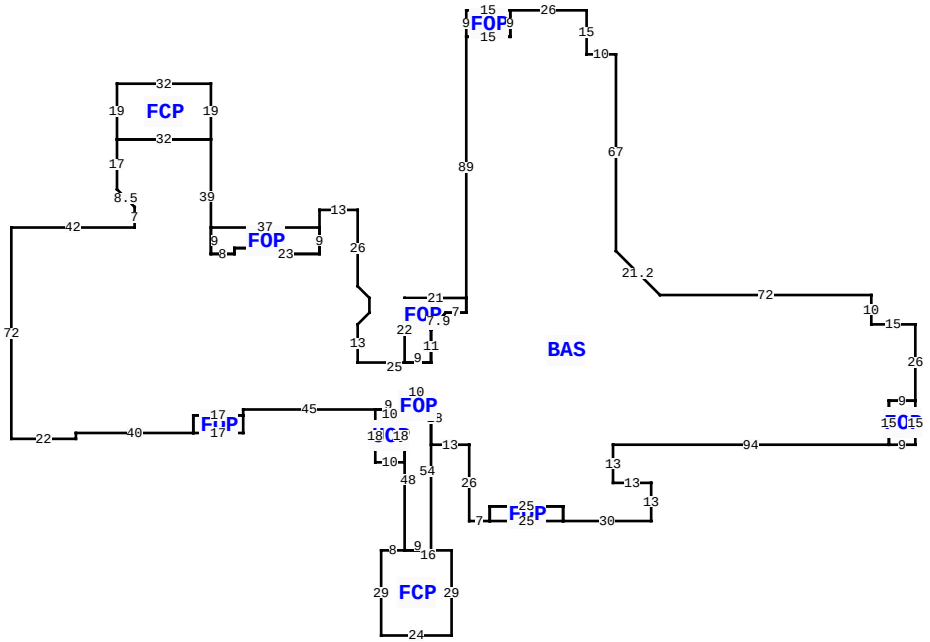
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		68 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8500	HOSPITALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	23,059	100		23,059	2,808,455
FCP	608	30		182	22,167
FCP	696	30		209	25,455
FOP	102	30		31	3,775
FOP	125	30		38	4,628
FOP	135	30		40	4,872
FOP	135	30		40	4,872
FOP	273	30		82	9,987
FOP	321	30		96	11,692
FOP	492	30		148	18,025
TOTALS	26,126			23,961	2,918,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5300	04	23,961	111.7200	154.17	3,694,067	2006	2006	0	0	0	21.00	79.00

1 HOSPITAL 0% - 0 Heated Area: 23059 HX Base Yr



** This building has 11 Sub-Areas

6037 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	2,918,313
TOTAL MARKET OB/XF VALUE	148,978
TOTAL LAND VALUE - MARKET	291,480
TOTAL MARKET VALUE	3,358,771
SOH/AGL Deduction	0
ASSESSED VALUE	3,358,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,358,771
TOTAL JUST VALUE	3,358,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,358,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050359	Roof Replacement	160,278	07/16/2024
24333	COMMERCIAL	18,745	03/31/2006
24157	COMMERCIAL	1,020	02/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1058/2795	9/14/2005	WD	Q	V	01	100

GRANTOR: CRAPPS & COLE TRUSTEE

GRANTEE: NORTH CENTRAL FLORI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N10 W72 L15 U15 N67 W10 N15 W26 FOP= W15 S9 E15 N9$ S9 W15 S89 FOP= W21 S22 E9 N11 U6 R5 E7 N5$ S5 W7 D6 L5 S11 W25 N13 U4 R4 N5 U4 L4 N26 W13 S6 FOP= W37 S9 E8 N2 E6 S2 E23 N9$ S9 W23 N2 W6 S2 W8 N39 FCP= N19 W32 S19 E32$ W32 S17 D6 R6 S7 W42 S72 E22 N2 E40 FOP= N6 E17 S6 W17$ N6 E17 N2 E45 UOP= S18 E10 N18 W10$ E9 FOP= N6 E10 S54 W9 FCP= W8 S29 E24 N29 W16 $ N48 W1$ N6 E10 S18 E13 S26 E7 FOP= N5 E25 S5 W25$ N5 E25 S5 E30 N13 W13 N13 E94 FOP= E9 N15 W9 S15$ N15 E9 N26$.

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	0166	CONC,PAVMT	0	0	0	0	4,364.00	UT	3.00	3.00	100	2006	2006	3	100	13,092	
2	0260	PAVEMENT-A	0	0	0	0	33,918.00	UT	1.85	1.85	100	2006	2006	3	100	62,748	
3	0295	SPKLR SYS	0	0	0	0	14,560.00	UT	2.75	2.75	100	2006	2006	3	100	40,040	
4	0258	PATIO	0	0	0	0	2,948.00	UT	3.50	3.50	100	2006	2006	3	100	10,318	
5	0119	MASONRY WA	0	0	0	0	2,904.00	UT	7.50	7.50	100	2006	2006	3	100	21,780	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 148,978

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	8500	C	HOSPITAL	0		A-1	0.00	0.00	6.94	AC		1.00	1.00	1.00	42,000.00	42,000.00	291,480							

REVIEW DATE 03/01/2023 BY KS Total Acres: 6.94 Total Land Value: 291,480 Market: 0 Agricultural: 0 Common: 291,480 PRINTED 11/16/2026 BY SYS