

COMM AT NE COR OF LOT 14 CYPRESS  
204.36 FT, N 192.79 FT TO S R/W  
ALONG R/W 38.39 FT, CONT SE ALON

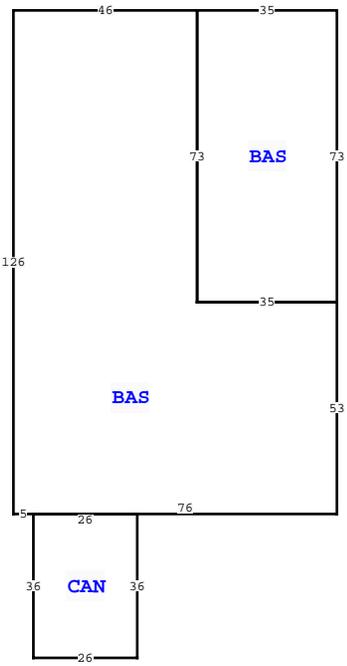
BDM PROPERTIES LLC  
701 NE MARINE DR  
BOCA RATON, FL 33431

**2026**

33-3S-16-02432-102

| BUILDING CHARACTERISTICS |                     | CONSTRUCTION |      |
|--------------------------|---------------------|--------------|------|
| ELEMENT                  | CD                  |              |      |
| Exterior Wall            | 17                  | MSNRY STUC   | 100  |
| Roof Structur            | 09                  | RIDGE FRME   | 100  |
| Roof Cover               | 04                  | BUILT-UP     | 80   |
| Roof Cover               | 03                  | COMP SHNGL   | 20   |
| Interior Wall            | 05                  | DRYWALL      | 100  |
| Interior Floo            | 07                  | CORK/VTILE   | 80   |
| Interior Floo            | 14                  | CARPET       | 20   |
| Ceiling                  | 01                  | FIN.SUSPD    | 100  |
| Air Condition            | 06                  | ENG CENTRL   | 100  |
| Heating Type             | 09                  | ENG F AIR    | 100  |
| Fixtures                 |                     | 26           | 100  |
| Frame                    | 03                  | MASONRY      | 100  |
| Story Height             |                     | 14           | 100  |
| RMS                      |                     | 9            | 100  |
| Stories                  | 1.                  | 1.           | 100  |
| Units                    |                     | 0            | 100  |
| Condition Adj            | 04                  | 04           | 100  |
| Quality                  | 09                  | 09           |      |
| DOR CODE                 | 1900PROFESS SVC/BLD |              |      |
| MAP NUM                  |                     | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 33316.00 1.00/      |              |      |
| AREA TYPE                | TOTAL GROSS AREA    | PCT OF BASE  | YEAR |
| BAS                      | 2,555               | 100          |      |
| BAS                      | 7,651               | 100          |      |
| CAN                      | 936                 | 30           |      |
| TOTALS                   | 11,142              |              |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                               |  |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------------------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                               |  |
| 1                  | OFFICE MED | 0%        | - 2021      |                |                |     |     |      |      |      |        | Heated Area: 10206 HX Base Yr |  |



| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 1,100,745   |   |
| TOTAL MARKET OB/XF VALUE  |  | 82,103      |   |
| TOTAL LAND VALUE - MARKET |  | 368,956     |   |
| TOTAL MARKET VALUE        |  | 1,551,804   |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 1,551,804   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 1,551,804   |   |
| TOTAL JUST VALUE          |  | 1,551,804   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,509,445   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 000055464  | Remodel     | 130,000 | 04/13/2026 |
| 32476      | COMMERCIAL  | 2,500   | 11/17/2014 |
| 32475      | COMMERCIAL  | 5,088   | 11/14/2014 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1421/0194                      | 10/01/2020 | WD        | U     | I     | 37     | 7,355,000  |
| GRANTOR: KB LAKE CITY DIALYSIS |            |           |       |       |        |            |
| GRANTEE: BDM PROPERTIES LLC    |            |           |       |       |        |            |
| 1299/2078                      | 8/12/2015  | WD        | U     | I     | 30     | 5,624,000  |
| GRANTOR: LC RENAL CONSTRUCTION |            |           |       |       |        |            |
| GRANTEE: KB LAKE CITY DIALYS   |            |           |       |       |        |            |

| 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              | 0160       | CLFENCE 10  | 0   | 0   | 0  | 0  | 44.00     | UT | 11.00    | 11.00          | 100       | 2015    | 2015        | 3 | 100    | 484             |       |
| 2              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 2,815.00  | UT | 2.00     | 2.00           | 100       | 2015    | 2015        | 3 | 100    | 5,630           |       |
| 3              | 0260       | PAVEMENT-A  | 0   | 0   | 0  | 0  | 30,930.00 | UT | 1.60     | 1.60           | 100       | 2015    | 2015        | 3 | 100    | 49,488          |       |
| 4              | 0164       | CONC BIN    | 0   | 0   | 12 | 20 | 240.00    | UT | 11.00    | 11.00          | 100       | 2015    | 2015        | 3 | 100    | 2,640           |       |
| 5              | 0295       | SPKLR SYS   | 0   | 0   | 0  | 0  | 10,206.00 | UT | 1.75     | 1.75           | 100       | 2015    | 2015        | 3 | 100    | 17,861          |       |
| 6              | 0253       | LIGHTING    | 0   | 0   | 0  | 0  | 4.00      | UT | 1,500.00 | 1,500.00       | 100       | 2015    | 2015        | 3 | 100    | 6,000           |       |

| TOTAL OB/XF                     |  |  |  |  |  |  |  |  |  |  |  |  |  | 82,103         |  |  |  |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------|--|--|--|
| BLD DATE                        |  |  |  |  |  |  |  |  |  |  |  |  |  | LGL DATE       |  |  |  |
| XF DATE                         |  |  |  |  |  |  |  |  |  |  |  |  |  | LAND DATE      |  |  |  |
| INC DATE                        |  |  |  |  |  |  |  |  |  |  |  |  |  | AG DATE        |  |  |  |
| 179 SW PROSPERITY PL, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |  |  | 04/11/2024 MLU |  |  |  |

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

| BUILDING DIMENSIONS                                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W46 S126 E5 CAN= S36 E26 N36 W26\$ E76 N53 BAS= N73 W35 S73 E35\$ W35 N73\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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 | DPH FACT | % COND | TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |
| 1                | 1910     | C   | MEDIC OFF            | 0   |     | CHI      | 0.00  | 0.00  | 67,083.00   | SF        |     | 1.00     | 1.00   | 1.00        | 5.50       | 5.50           | 368,956    |                             |      |         |      |     |    |        |  |  |  |