

LOT 1 CYPRESS LAKE BUSINESS PARK  
 BEG NE COR OF LOT 17 CYPRESS LAK  
 267.77 FT TO PT ON CURVE, S 47 D

LAKE CITY PROPCO, LLC  
 22 DIKE DRIVE  
 MONSEY, NY 10952

2026

33-3S-16-02432-141



ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LAM/VNLPLK 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		334 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		146 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
5400	04	85,564	107.1524	102.87	8,801,969	2019	2019	0	0	0	4.00	96.00		
1 NURS HOME 0% - 2023 Heated Area: 83199 HX Base Yr														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			8,449,890
TOTAL MARKET OB/XF VALUE			333,962
TOTAL LAND VALUE - MARKET			1,211,556
TOTAL MARKET VALUE			9,995,408
SOH/AGL Deduction			0
ASSESSED VALUE			9,995,408
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			9,995,408
TOTAL JUST VALUE			9,995,408
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			10,005,197

Quality	06	06
DOR CODE	7400 HOMES FOR THE AGED	
MAP NUM		06
NEIGHBORHOOD/LOC	33316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	83,199	100
CAN	3,160	30
FOP	1,171	30
FSP	1,002	40
FST	357	50
PTO	9,744	5
TOTALS	98,633	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	83,199	100		83,199	216,334
CAN	3,160	30		948	93,620
FOP	1,171	30		351	34,663
FSP	1,002	40		401	39,601
FST	357	50		178	17,579
PTO	9,744	5		487	48,094
TOTALS	98,633			85,564	449,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36348	COMMERCIAL	108,293	02/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/81	3/31/2022	WD	U	I	38	11,208,900
GRANTOR: OHI ASSEC (FL) LAKE C						
GRANTEE: LAKE CITY PROPCO, L						
1350/0485	12/18/2017	WD	Q	V	01	1,150,500
GRANTOR: RICHARD C COLE & DANI						
GRANTEE: OHI ASSET (FL) LAKE						

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	0	61,002.00	UT	1.60	1.60	100	2019	2019	3	100	97,603	
2	0166	CONC,PAVMT	0	0	0	0	11,844.00	UT	2.00	2.00	100	2019	2019	3	100	23,688	
3	0164	CONC BIN	0	0	26	13	338.00	UT	11.00	11.00	100	2019	2019	3	100	3,718	
4	0253	LIGHTING	0	0	0	0	23.00	UT	1,500.00	1,500.00	100	2019	2019	3	100	34,500	
5	0253	LIGHTING	0	0	0	0	16.00	UT	500.00	500.00	100	2019	2019	3	100	8,000	
6	0295	SPKLR SYS	0	0	0	0	95,116.00	UT	1.75	1.75	100	2019	2019	3	100	166,453	

298 SW PROSPERITY PL, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/11/2024
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= 83199\$ CAN= 3160\$ FOP= 1171\$ PTO= 9744\$ FSP= 1002\$ FST= 357\$.													

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	7310	C	NURS HOME	0		CHI	0.00	0.00	338,896.80	SF		1.00	1.00	0.65	5.50	3.58	1,211,556							