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

2027

33-3S-16-02432-141

BUILDING CHARACTERISTICS

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 Floo	14	CARPET 70
Interior Floo	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
Quality	06	06
DOR CODE	7400	HOMES FOR THE AGED

MAP NUM | MKT AREA 06

NEIGHBORHOOD/LOC 33316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	83,199	100		83,199	8,044,611
CAN	3,160	30		948	91,664
FOP	1,171	30		351	33,939
FSP	1,002	40		401	38,773
FST	357	50		178	17,211
PTO	9,744	5		487	47,089
TOTALS	98,633			85,564	8,273,286

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	100.72	8,618,006	2019	2019	0	0	0	4.00	96.00

1 NURS HOME 0% - 2023 Heated Area: 83199 HX Base Yr

298 SW PROSPERITY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	8,273,286
TOTAL MARKET OB/XF VALUE	333,962
TOTAL LAND VALUE - MARKET	1,431,839
TOTAL MARKET VALUE	10,039,087
SOH/AGL Deduction	0
ASSESSED VALUE	10,039,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,039,087
TOTAL JUST VALUE	10,039,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,039,087

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 333,962

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	7310	C	NURS HOME	0		CHI	0.00	0.00	338,896.80	SF		1.00	1.00	0.65	6.50	4.23	1,431,839							

REVIEW DATE 03/19/2026 BY JB Total Acres: 7.78 Total Land Value: 1,431,839 Market: 0 Agricultural: 0 Common: 1,431,839 PRINTED 11/16/2026 BY SYS