COMM NE COR OF LOT 14, CYPRESS L
RUN E 204.36 FT, N 192.79 FT TO
90, SE ALONG R/W 38.39 FT, CONT

LAKE CITY 146 MEDICAL PROPERTIES LLC
800 W MADISON ST, STE 400
CHICAGO, IL 60607

2027

33-3S-16-02433-053

BUILDING CHARACTERISTICS

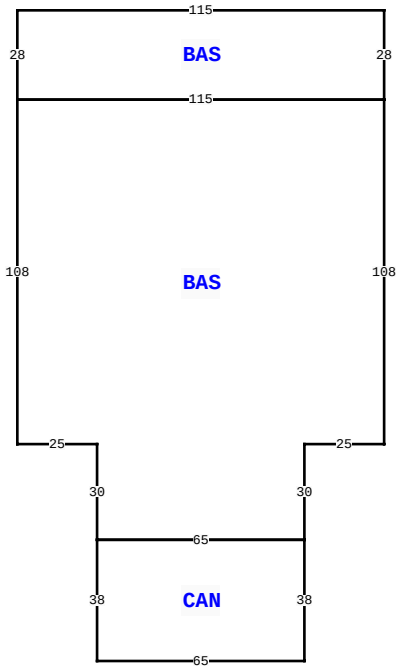
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		48 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		35 100
Stories	1.	1. 100
Units		0 100
Quality	08	08
DOR CODE	1900	PROFESS SVC/BLD
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	3,220	100		3,220	244,607
BAS	14,370	100		14,370	1,091,614
CAN	2,470	30		741	56,290
TOTALS	20,060			18,331	1,392,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	18,331	118.7693	92.64	1,698,184	2008	2008	0	0	0	18.00	82.00

1 OFFICE MED 0% - 0 Heated Area: 17590 HX Base Yr



146 SW ORTHOPAEDIC CT, LAKE CITY

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

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	0164	CONC BIN	0	0	0	0	120.00	UT	14.00	14.00	100	2008	2008	3	100	1,680	
2	0166	CONC,PAVMT	0	0	0	0	1,345.00	UT	3.00	3.00	100	2008	2008	3	100	4,035	
3	0253	LIGHTING	0	0	0	0	16.00	UT	1,800.00	1,800.00	100	2008	2008	3	100	28,800	
4	0260	PAVEMENT-A	0	0	0	0	41,740.00	UT	1.85	1.85	100	2008	2008	3	100	77,219	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,392,511
TOTAL MARKET OB/XF VALUE	111,734
TOTAL LAND VALUE - MARKET	831,155
TOTAL MARKET VALUE	2,335,400
SOH/AGL Deduction	0
ASSESSED VALUE	2,335,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,335,400
TOTAL JUST VALUE	2,335,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,335,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049509	Roof Replacement	97,200	03/26/2024
32400	REMODEL	1,050	10/15/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1527	5/23/2018	WD	U	I	30	3,131,000
GRANTOR: TOC REAL ESTATE INVES						
GRANTEE: LAKE CITY 146 MEDIC						
1135/1455	10/30/2007	WD	Q	V		740,000
GRANTOR: RICHARD COLE & DANIEL						
GRANTEE: TOC REAL ESTATE INV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W115 BAS= N28 E115 S28 W115$ S108 E25 S30 CAN= S38 E65 N38 W65$ E65 N30 E25 N108$.

LAND DESCRIPTION

TOTAL OB/XF 111,734

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	1900	C	PROF BLDG	0		A-1	0.00	0.00	134,600.00	SF		1.00	1.00	0.95	6.50	6.18	831,155							

REVIEW DATE 03/18/2026 BY JB Total Acres: 3.09 Total Land Value: 831,155 Market: 0 Agricultural: 0 Common: 831,155 PRINTED 11/16/2026 BY SYS