

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

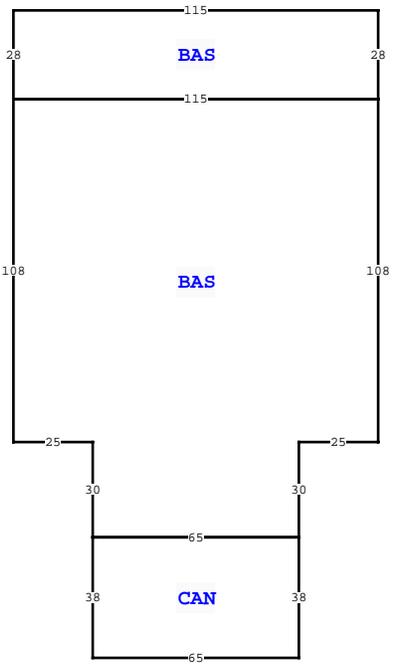
LAKE CITY 146 MEDICAL PROPERTIES LLC
 800 W MADISON ST, STE 400
 CHICAGO, IL 60607

2026

33-3S-16-02433-053

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	08	DECORATIVE	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	3,220	100	
BAS	14,370	100	
CAN	2,470	30	
TOTALS	20,060		

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%	- 0									Heated Area: 17590 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,463,910	
TOTAL MARKET OB/XF VALUE		111,734	
TOTAL LAND VALUE - MARKET		703,285	
TOTAL MARKET VALUE		2,278,929	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,278,929	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,278,929	
TOTAL JUST VALUE		2,278,929	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,219,628	

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						

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	0164	CONC BIN	0	0	0	120.00	UT	14.00	14.00	100	2008	2008	3	100	1,680						
2	0166	CONC, PAVMT	0	0	0	1,345.00	UT	3.00	3.00	100	2008	2008	3	100	4,035						
3	0253	LIGHTING	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	41,740.00	UT	1.85	1.85	100	2008	2008	3	100	77,219						
TOTALS														20,060	18,331	1,463,910					

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	1900	C	PROF BLDG	0		A-1	0.00	0.00	134,600.00	SF		1.00	1.00	0.95	5.50	5.23	703,285							