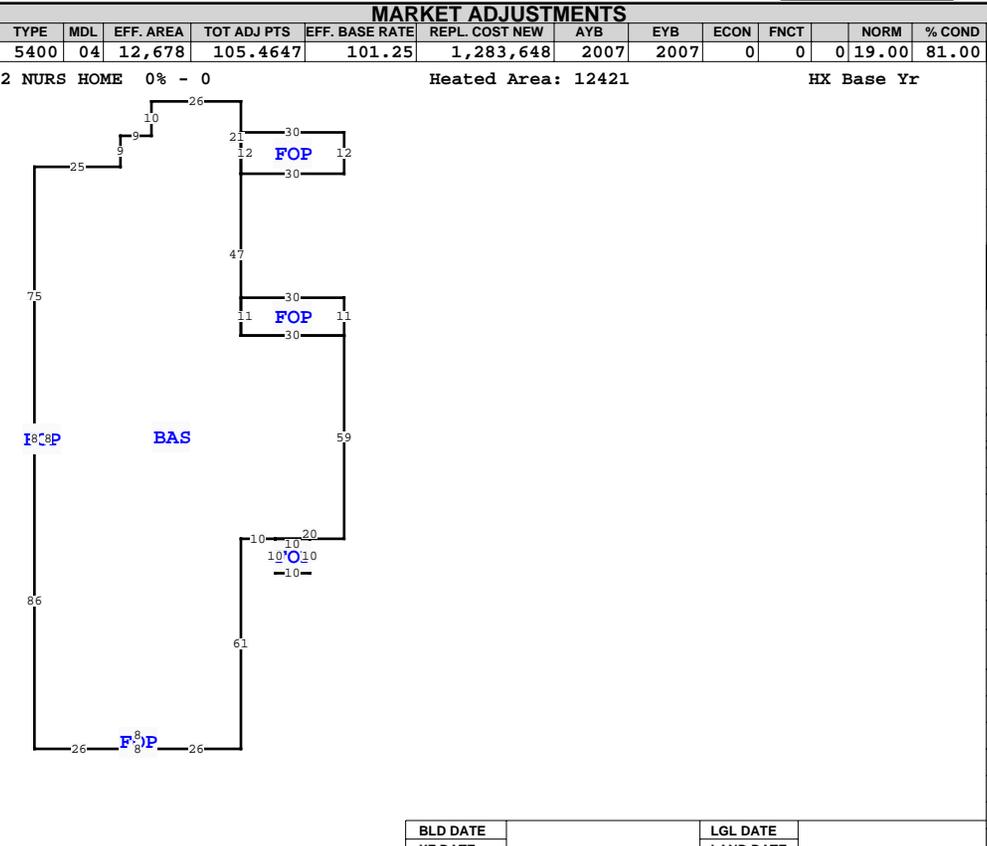




BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Exterior Wall	17	MSNRY STUC 100	5400	04	12,678	105.4647	101.25	1,283,648	2007	2007	0	0	19.00	81.00	
Roof Structur	09	RIDGE FRME 100	2 NURS HOME 0% - 0 Heated Area: 12421 HX Base Yr												
Roof Cover	03	COMP SHNGL 100													
Interior Wall	05	DRYWALL 100													
Interior Floo	07	CORK/VTILE 100													
Ceiling	01	FIN.SUSPD 100													
Air Condition	06	ENG CENTRL 100													
Heating Type	09	ENG F AIR 100													
Fixtures		46 100													
Frame	03	MASONRY 100													
Common Wall		10 100													
Story Height		12 100													
RMS		22 100													
Stories	1.	1. 100													
Units		0 100													
Condition Adj	03	03 100													
Quality	06	06													
DOR CODE	7400 HOMES FOR THE AGED														
MAP NUM														07	
NEIGHBORHOOD/LOC	870317.00 1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
BAS	12,421	100		12,421	1,018,677										
FOP	32	30		10	821										
FOP	32	30		10	821										
FOP	100	30		30	2,461										
FOP	330	30		99	8,119										
FOP	360	30		108	8,857										
TOTALS	13,275			12,678	1,039,755										



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	2,437,345		
TOTAL MARKET OB/XF VALUE	97,513		
TOTAL LAND VALUE - MARKET	294,617		
TOTAL MARKET VALUE	2,829,475		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,829,475		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,829,475		
TOTAL JUST VALUE	2,829,475		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,859,594		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2319	ADDN COMM	4,062	04/09/2002
2201	ADDN COMM	375	09/19/2001
2201	ADDN COMM	375	09/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/2450	10/18/2013	WD	U	I	11	0
GRANTOR: COLUMBIA HEALTH VENTU						
GRANTEE: BAYA REALTY LLC (CO						
1259/0416	7/31/2013	WD	U	I	35	9,300,000
GRANTOR: COLUMBIA HEALTH VENTU						
GRANTEE: BAYA REALTY LLC						

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
587 SE ERMINE AVE, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W26 S10 W9 S9 W25 S75 FOP= E4 S8 W4 N8\$ E4 S8 W4 S86 E26 FOP= N4 E8 S4 W8\$ N4 E8 S4 E26 N61 E10 FOP= S10 E10 N10 W10\$ E20 N59 FOP= N11 W30 S11 E30\$ W30 N47 FOP= E30 N12 W30 S12\$ N21\$.

LAND DESCRIPTION																								
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
TOTAL OB/XF 0																								