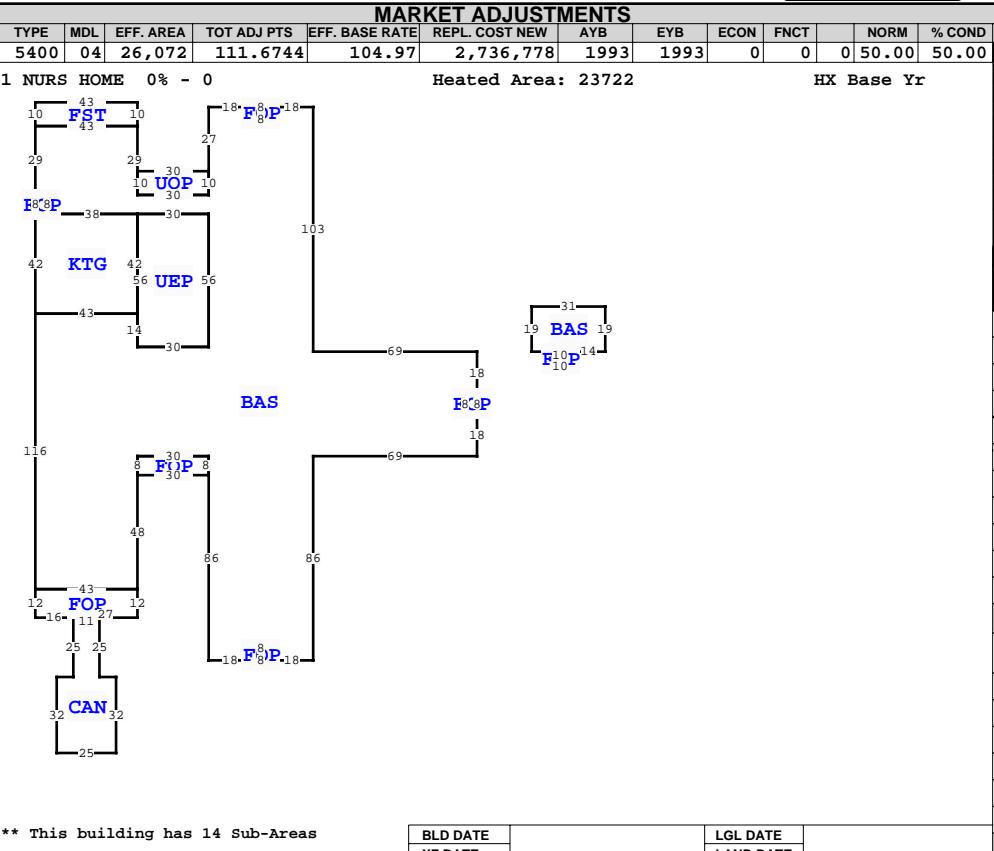




| BUILDING CHARACTERISTICS | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | |
|--------------------------|-------------------------|--------------------|--|--------------|----------------------|-------------|----------------|----------------|------|------|------|--------------------------|---------------------------|-----------|-------------------|-------------|--|
| ELEMENT | CD | CONSTRUCTION | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | PAGE 1 of 2 | |
| Exterior Wall | 19 | COMMON BRK 100 | 5400 | 04 | 26,072 | 111.6744 | 104.97 | 2,736,778 | 1993 | 1993 | 0 | 0 | 0 | 50.00 | 50.00 | 1 | |
| Roof Structur | 04 | WOOD TRUSS 100 | 1 NURS HOME 0% - 0 Heated Area: 23722 HX Base Yr | | | | | | | | | | VALUATION BY | STANDARD | | | |
| Roof Cover | 03 | COMP SHNGL 100 | | | | | | | | | | | Tax Group: 1 | Tax Dist: | | | |
| Interior Wall | 05 | DRYWALL 100 | | | | | | | | | | | BUILDING MARKET VALUE | 2,386,476 | | | |
| Interior Floo | 07 | CORK/VTILE 100 | | | | | | | | | | | TOTAL MARKET OB/XF VALUE | 97,513 | | | |
| Ceiling | 02 | F.NOT SUS 100 | | | | | | | | | | | TOTAL LAND VALUE - MARKET | 294,617 | | | |
| Air Condition | 06 | ENG CENTRL 100 | | | | | | | | | | | TOTAL MARKET VALUE | 2,778,606 | | | |
| Heating Type | 09 | ENG F AIR 100 | | | | | | | | | | | SOH/AGL Deduction | 0 | | | |
| Fixtures | 91 | 100 | | | | | | | | | | | ASSESSED VALUE | 2,778,606 | | | |
| Frame | 03 | MASONRY 100 | | | | | | | | | | | TOTAL EXEMPTION VALUE | 0 | | | |
| Story Height | 12 | 100 | | | | | | | | | | | BASE TAXABLE VALUE | 2,778,606 | | | |
| RMS | 82 | 100 | | | | | | | | | | | TOTAL JUST VALUE | 2,778,606 | | | |
| Stories | 1. | 1.100 | | | | | | | | | | | INCON VALUE | 0 | | | |
| Units | 0 | 100 | | | | | | | | | | | INCOME VALUE | 0 | | | |
| Condition Adj | 03 | 03 100 | | | | | | | | | | | PREVIOUS YEAR MKT VALUE | 2,859,594 | | | |
| Quality | 07 | 07 | | | | | | | | | | | | | | | |
| DOR CODE | 7400 HOMES FOR THE AGED | | | | | | | | | | | | | | | | |
| MAP NUM | | | MKT AREA | 07 | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | 870317.00 | | 1.00/ | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | |
| BAS | 589 | 100 | | 589 | 30,914 | | | | | | | | | | | | |
| BAS | 21,327 | 100 | | 21,327 | 119,348 | | | | | | | | | | | | |
| CAN | 1,075 | 30 | | 322 | 16,900 | | | | | | | | | | | | |
| FOP | 40 | 30 | | 12 | 630 | | | | | | | | | | | | |
| FOP | 40 | 30 | | 12 | 630 | | | | | | | | | | | | |
| FOP | 40 | 30 | | 12 | 630 | | | | | | | | | | | | |
| FOP | 60 | 30 | | 18 | 945 | | | | | | | | | | | | |
| FOP | 240 | 30 | | 72 | 3,779 | | | | | | | | | | | | |
| FOP | 516 | 30 | | 155 | 8,135 | | | | | | | | | | | | |
| TOTALS | 28,183 | | | 26,072 | 136,839 | | | | | | | | | | | | |



| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 1248 | MAINT/ALTR | 331 | 04/02/2009 |
| 218 | MAINT/ALTR | 50 | 06/21/2007 |
| 3704 | ADDN COMM | 185 | 11/02/2006 |
| 3704 | ADDN COMM | 75 | 10/06/2006 |
| 3704 | ADDN COMM | 968 | 08/29/2006 |
| 3704 | ADDN COMM | 5,015 | 05/25/2006 |

| 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 | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS= W69 N103 W18 FOP= W8 S5 E8 N5\$ S5 W8 N5 W18 S27 UOP= W30 S10 E30 N10\$ S10 W30N29 FST= N10 W43 S10 E43 \$ W43 S29 FOP= S8 E5 N8 W5\$ E5S8 KTG= W5 S42 E43 N42 W38\$ E38 UEP= S56 E30 N56 W30\$ E30S56 W30 N14 W43 S116 FOP= S12 E16 CAN= S25 W7 S32 E25 N32 W7 N25 W11\$ E27 N12 W43\$ E43 N48 FOP= E30 N8 W30 S8\$ N8 E30 S86 E18 FOP= E8 N5 W8S5\$ N5 E8 S5 E18 N86 E69 N18 FOP= N8 W5 S8 E5\$ W5 N8 E5 N18\$ PTR=E40 BAS= E14 N19 W31S19E7 FOP= S6 E10 N6 W10\$ E10\$W40 \$. | |

| 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 | 32,409.00 | UT | 1.10 | 1.10 | 100 | 0 | 0 | 3 | 100 | 35,650 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 5204 | 1,020.00 | UT | 2.00 | 2.00 | 100 | 0 | 0 | 3 | 100 | 2,040 | |
| 3 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 984.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 2,952 | |
| 4 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 5,480.00 | UT | 1.85 | 1.85 | 100 | 2007 | 2007 | 3 | 100 | 10,138 | |
| 5 | 0119 | MASONRY WA | 0 | 0 | 0 | 0 | 930.00 | UT | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 100 | 6,975 | |
| 6 | 0295 | SPKLR SYS | 0 | 0 | 0 | 0 | 12,421.00 | UT | 2.75 | 2.75 | 100 | 2007 | 2007 | 3 | 100 | 34,158 | |
| 7 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 8 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,400 | |
| 9 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 10 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,400 | |

| 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 | 7400 | C | HOME AGED | 0 | | 00 | 0.00 | 0.00 | 218,235.00 | SF | | 1.00 | 1.00 | 1.00 | 1.35 | 1.35 | 294,617 | | | | | | | |



| 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 | 99.14 | 1,256,897 | 2007 | 2007 | 0 | 0 | 19.00 | 81.00 | |
| Roof Structur | 09 | RIDGE FRME 100 | 2 NURS HOME 0% - 0 | | | | | | | | | | | | |
| Roof Cover | 03 | COMP SHNGL 100 | Heated Area: 12421 | | | | | | | | | | | | |
| Interior Wall | 05 | DRYWALL 100 | HX Base Yr | | | | | | | | | | | | |
| 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 | 870317.00 MKT AREA 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 | 997,449 | | | | | | | | | | |
| FOP | 32 | 30 | | 10 | 803 | | | | | | | | | | |
| FOP | 32 | 30 | | 10 | 803 | | | | | | | | | | |
| FOP | 100 | 30 | | 30 | 2,409 | | | | | | | | | | |
| FOP | 330 | 30 | | 99 | 7,950 | | | | | | | | | | |
| FOP | 360 | 30 | | 108 | 8,673 | | | | | | | | | | |
| TOTALS | 13,275 | | | 12,678 | 1,018,087 | | | | | | | | | | |

587 SE ERMINE AVE, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| COLUMBIA COUNTY PROPERTY | | PAGE 2 of 2 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | 2,386,476 | | |
| TOTAL MARKET OB/XF VALUE | 97,513 | | |
| TOTAL LAND VALUE - MARKET | 294,617 | | |
| TOTAL MARKET VALUE | 2,778,606 | | |
| SOH/AGL Deduction | 0 | | |
| ASSESSED VALUE | 2,778,606 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 2,778,606 | | |
| TOTAL JUST VALUE | 2,778,606 | | |
| 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 | | | | | | |

| 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\$. | |

| 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 |
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |