COMM NW COR OF SW1/4 OF SW1/4, R E 60.75 FT FOR POB, RUN N 346.67 PENNSYLVANIA AVE & E R/W ERMINE

BAYA REALTY LLC ,

2027

33-3S-17-13459-003

BUILDING CHARACTERISTICS

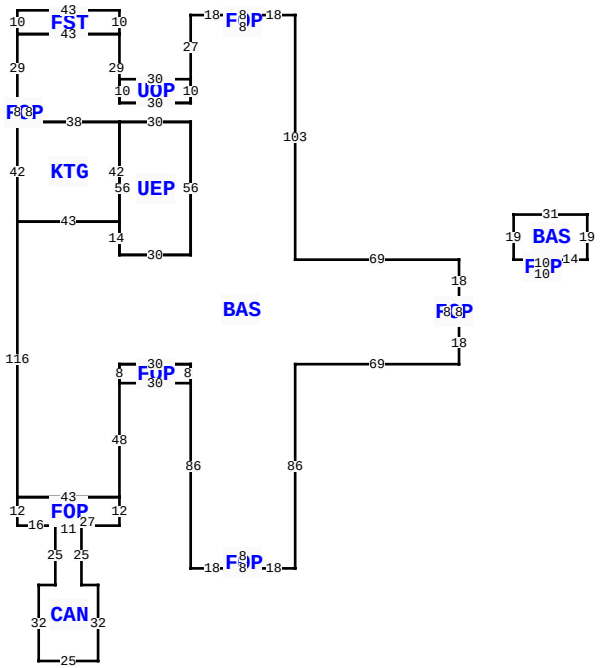
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		91 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		82 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	1,119,348
CAN	1,075	30		322	16,900
FOP	40	30		12	630
FOP	40	30		12	630
FOP	40	30		12	630
FOP	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	1,368,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5400	04	26,072	111.6744	104.97	2,736,778	1993	1993	0	0	0	50.00	50.00

1 NURS HOME 0% - 0 Heated Area: 23722 HX Base Yr



** This building has 14 Sub-Areas

587 SE ERMINE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 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	
PREVIOUS YEAR MKT VALUE	2,778,606

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						

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

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	32,409.00	UT	1.10	1.10	100	0	0	3	100	35,650	
2	0166	CONC,PAVMT	0	0	5	204	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 97,513

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	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							

REVIEW DATE 12/14/2016 BY DF Total Acres: 5.01 Total Land Value: 294,617 Market: 0 Agricultural: 0 Common: 294,617 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SW1/4 OF SW1/4, R
E 60.75 FT FOR POB, RUN N 346.67
PENNSYLVANIA AVE & E R/W ERMINE

BAYA REALTY LLC
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2027

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BUILDING CHARACTERISTICS

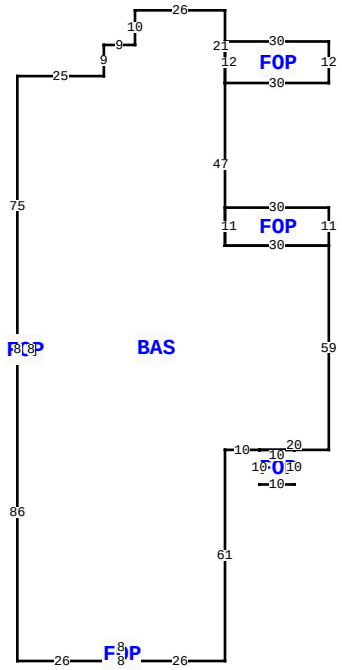
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		46 100
Frame	03	MASONRY 100
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		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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5400	04	12,678	105.4647	99.14	1,256,897	2007	2007	0	0	0	19.00	81.00

2 NURS HOME 0% - 0 Heated Area: 12421 HX Base Yr



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

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,778,606
TOTAL JUST VALUE	2,778,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,778,606

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
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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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/14/2016 BY DF Total Acres: 5.01 Total Land Value: 294,617 Market: 0 Agricultural: 0 Common: 294,617 PRINTED 11/17/2026 BY SYS