LOTS 1, 2, 3, 4, 5, 6 & 24 FLORI CENTER NORTH.

LAKE CITY MEDIPLEX LLC
162 NW BIRDIE PL
LAKE CITY, FL 32025

2027

34-3S-16-02463-102

BUILDING CHARACTERISTICS

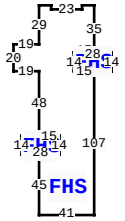
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		63 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		56 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

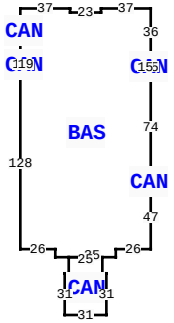
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,372	100		17,372	834,273
CAN	28	30		8	384
CAN	28	30		8	384
CAN	60	30		18	865
CAN	76	30		23	1,105
CAN	1,261	30		378	18,153
FHS	392	30		118	5,667
FHS	392	30		118	5,667
FHS	6,287	30		1,886	90,573
TOTALS	25,896			19,929	957,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	19,929	108.1575	80.04	1,595,117	1997	1997	0	0	0	40.00	60.00

1 OFFICE LOW 0% - 0 Heated Area: 24443 HX Base Yr





3593 NW DEVANE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0260	PAVEMENT-A	0	0	0	0	120,918.00	UT	0.45	0.45	100	1997	1997	3	100	54,413	
2	0253	LIGHTING	0	0	0	0	17.00	UT	1,000.00	1,000.00	100	1997	1997	3	100	17,000	
3	0164	CONC BIN	0	0	10	12	120.00	UT	7.50	7.50	100	1997	1997	3	100	900	
4	0295	SPKLR SYS	0	0	0	0	31,436.00	UT	1.25	1.25	100	1997	1997	3	100	39,295	
5	0166	CONC,PAVMT	0	0	0	0	9,843.00	UT	2.00	2.00	100	1997	1997	3	100	19,686	
6	0166	CONC,PAVMT	0	0	0	0	1,228.00	UT	1.50	1.50	100	1999	1999	3	100	1,842	
7	0166	CONC,PAVMT	0	0	0	0	83.00	UT	15.00	15.00	100	2001	2001	3	100	1,245	
8	0166	CONC,PAVMT	0	0	0	0	4,280.00	UT	2.00	2.00	100	2004	2004	3	100	8,560	
9	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,456,726
TOTAL MARKET OB/XF VALUE	143,141
TOTAL LAND VALUE - MARKET	318,060
TOTAL MARKET VALUE	1,917,927
SOH/AGL Deduction	0
ASSESSED VALUE	1,917,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,917,927
TOTAL JUST VALUE	1,917,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,917,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047939	Roof Replacement	50,000	08/21/2023
1484	MAINT/ALTR	50	12/08/2009
196	DEMOLISH	50	06/12/2007
197	REMODEL	3,563	06/12/2007
2991	COMMERCIAL	900	07/12/2004
1491	COMMERCIAL	471	03/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1183/0512	10/20/2009	WD	U	I	30	1,900,000
GRANTOR: LAKE CITY-SOUTHERN ME						
GRANTEE: LAKE CITY MEDIPLEX						
1168/2612	3/06/2009	WD	U	I	38	3,150,000
GRANTOR: LAKE CITY MOB ASSO LL						
GRANTEE: LAKE CITY-SOUTHERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S3 W23 N3 W37 S13 CAN= S7 E4 N7 W4$ E4 S7 W4 S12 CAN= S19 E4 N19 W4$ E4 S19 W4 S128 E26 S6 E10 CAN= S12 W3 S31 E31 N31 W3 N12 W25$E35 N6 E26 N47 CAN= N7 W4 S7 E4$ W4 N7 E4 N74 CAN= N15 W4 S15 E4$ W4 N15 E4 N36$ PTR= N100 E100 FHS= N107 FHS= E13N14 W28 S14 E15$ W15 N14 E15 N35 W9 S3 W23 N3 W9 S29 W19 S20 E19 S48 FHS= W13 S14 E28 N14 W15$ E15 S14 W15 S45 E41$ S100 W100$.

LAND DESCRIPTION

TOTAL OB/XF 143,141

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	1910	C	MEDIC OFF	0		*CG	0.00	0.00	7.70	AC		1.00	1.00	0.70	54,000.00	37,800.00	291,060							
2	1910	C	MEDIC OFF	0			0.00	0.00	2.00	AC		1.00	1.00	0.25	54,000.00	13,500.00	27,000							

REVIEW DATE 04/19/2024 BY TP Total Acres: 9.70 Total Land Value: 318,060 Market: 0 Agricultural: 0 Common: 318,060 PRINTED 11/17/2026 BY SYS

LOTS 1, 2, 3, 4, 5, 6 & 24 FLORI CENTER NORTH.

LAKE CITY MEDIPLEX LLC
162 NW BIRDIE PL
LAKE CITY, FL 32025

2027

34-3S-16-02463-102

BUILDING CHARACTERISTICS

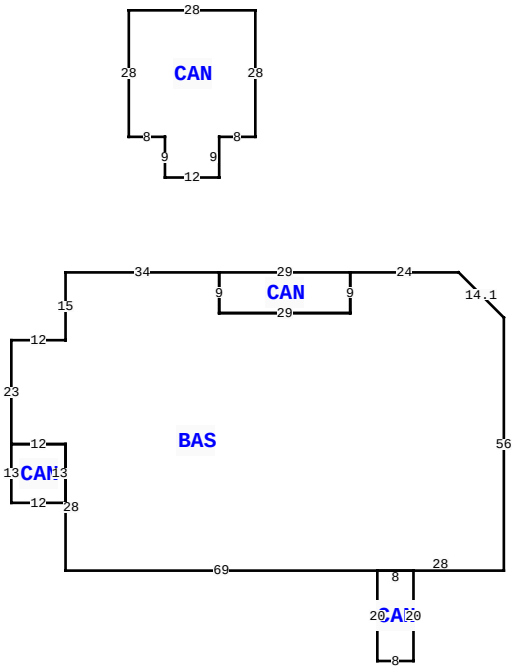
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,367	100		6,367	309,436
CAN	156	30		47	2,284
CAN	160	30		48	2,333
CAN	261	30		78	3,791
CAN	892	30		268	13,025
TOTALS	7,836			6,808	330,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	6,808	109.4600	81.00	551,448	1997	1997	0	0	0	40.00	60.00

2 OFFICE LOW 0% - 0 Heated Area: 6367 HX Base Yr



3593 NW DEVANE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,456,726
TOTAL MARKET OB/XF VALUE	143,141
TOTAL LAND VALUE - MARKET	318,060
TOTAL MARKET VALUE	1,917,927
SOH/AGL Deduction	0
ASSESSED VALUE	1,917,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,917,927
TOTAL JUST VALUE	1,917,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,917,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
738	COMMERCIAL	6,490	06/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/0512	10/20/2009	WD	U	I	30	1,900,000
GRANTOR: LAKE CITY-SOUTHERN ME						
GRANTEE: LAKE CITY MEDIPLEX						
1168/2612	3/06/2009	WD	U	I	38	3,150,000
GRANTOR: LAKE CITY MOB ASSO LL						
GRANTEE: LAKE CITY-SOUTHERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S15 W12 S23 CAN= S13 E12 N13 W12$ E12 S28 E69 CAN= S20 E8 N20 W8$ E28 N56 U10 L10 W24 CAN= W29 S9 E29 N9$ S9 W29 N9$ PTR= N30 CAN= E8 N28 W28 S28 E8 S9 E12 N9$ S30$.

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 04/19/2024 BY TP Total Acres: 9.70 Total Land Value: 318,060 Market: 0 Agricultural: 0 Common: 318,060 PRINTED 11/17/2026 BY SYS

LOTS 1, 2, 3, 4, 5, 6 & 24 FLORI CENTER NORTH.

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BUILDING CHARACTERISTICS

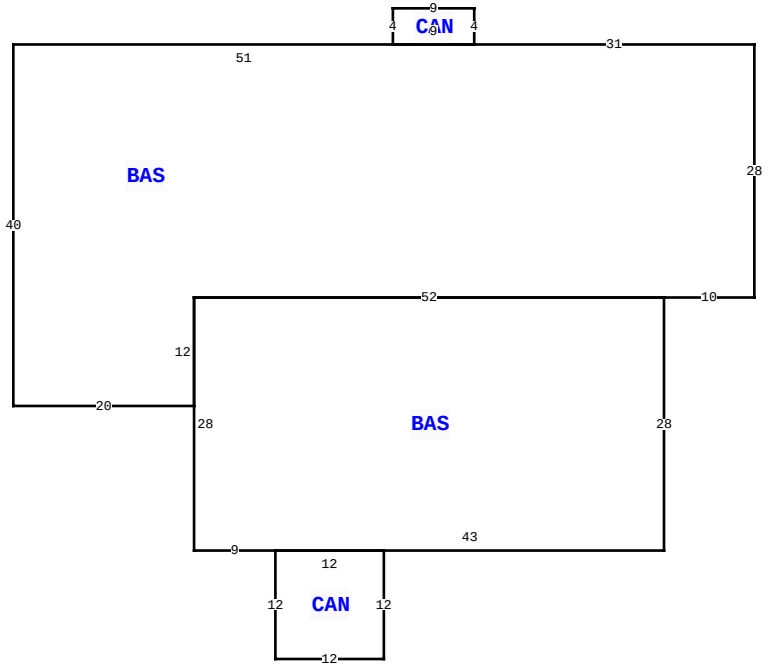
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	60,740
BAS	2,536	100		2,536	105,794
CAN	36	30		11	459
CAN	144	30		43	1,794
TOTALS	4,172			4,046	168,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,046	86.7264	64.18	259,672	1999	1999	0	0	0	35.00	65.00

3 OFFICE LOW 0% - 0 Heated Area: 3992 HX Base Yr



3593 NW DEVANE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

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TOTAL MARKET VALUE	1,917,927
SOH/AGL Deduction	0
ASSESSED VALUE	1,917,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,917,927
TOTAL JUST VALUE	1,917,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,917,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LAKE CITY-SOUTHERN ME						
GRANTEE: LAKE CITY MEDIPLEX						
1168/2612	3/06/2009	WD	U	I	38	3,150,000
GRANTOR: LAKE CITY MOB ASSO LL						
GRANTEE: LAKE CITY-SOUTHERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E9 CAN= S12 E12 N12 W12$ E43 N28$ BAS= E10 N28 W31 CAN= N4 W9 S4 E9$ W51 S40 E20 N12 E52$.

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 04/19/2024 BY TP Total Acres: 9.70 Total Land Value: 318,060 Market: 0 Agricultural: 0 Common: 318,060 PRINTED 11/17/2026 BY SYS