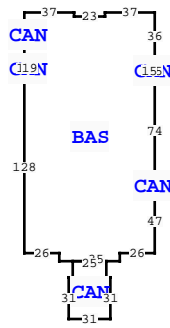
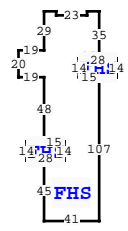


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 60
Interior Floor	14 CARPET 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 0		Heated Area: 24443					HX Base Yr			



Quality		06 06			
DOR CODE		1900			
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
<b>TOTALS</b>	<b>25,896</b>			<b>19,929</b>	<b>957,070</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	
VALUATION SUMMARY		STANDARD	
VALUATION BY		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		0	
PREVIOUS YEAR MKT VALUE		1,963,957	

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						

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	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	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

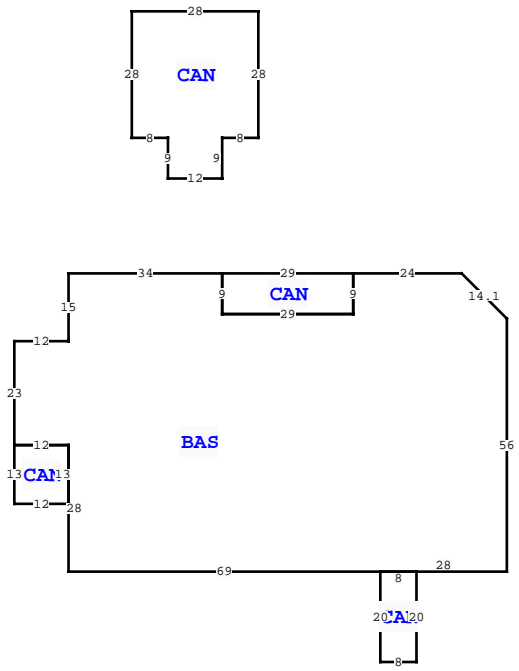
TOTAL OB/XF														143,141										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1910	C	MEDIC OFF	0		*CG	0.00	0.00	7.70	AC		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							

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>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\$.</p>	



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	90
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 OFFICE LOW		0%	0								
				Heated Area:	6367			HX Base Yr			



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

3593 NW DEVANE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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			1,963,957

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						

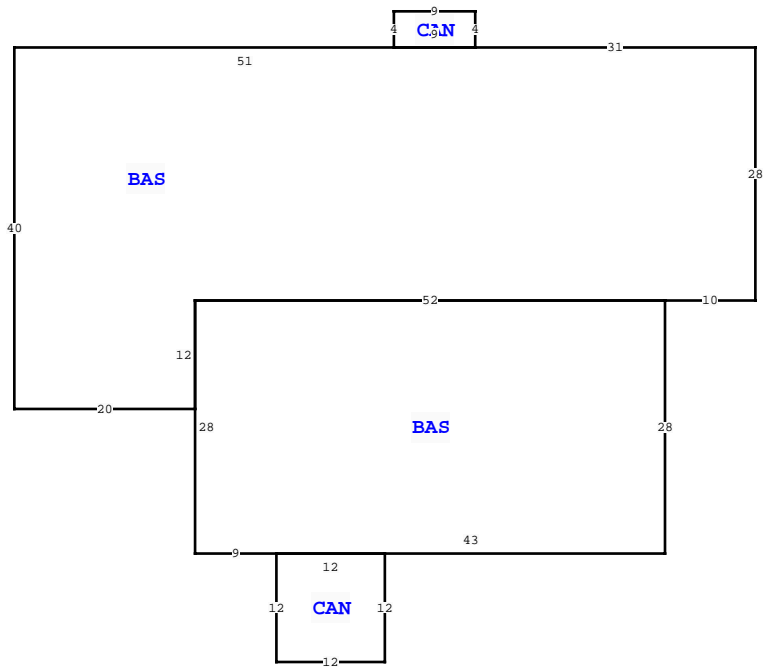
BUILDING NOTES

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



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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3 OFFICE LOW	0%	- 0											



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

3593 NW DEVANE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

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

COLUMBIA COUNTY PROPERTY		PAGE 3 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	1,963,957		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= 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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			