LOT 16 FLORIDA GATEWAY CENTER NO
863-704, 896-2128, QC 1037-1296,

K PATEL ASSET MANAGEMENT LLC
299 MARKET ST
SADDLE BROOK, NJ 07756

2027

34-3S-16-02463-116

BUILDING CHARACTERISTICS

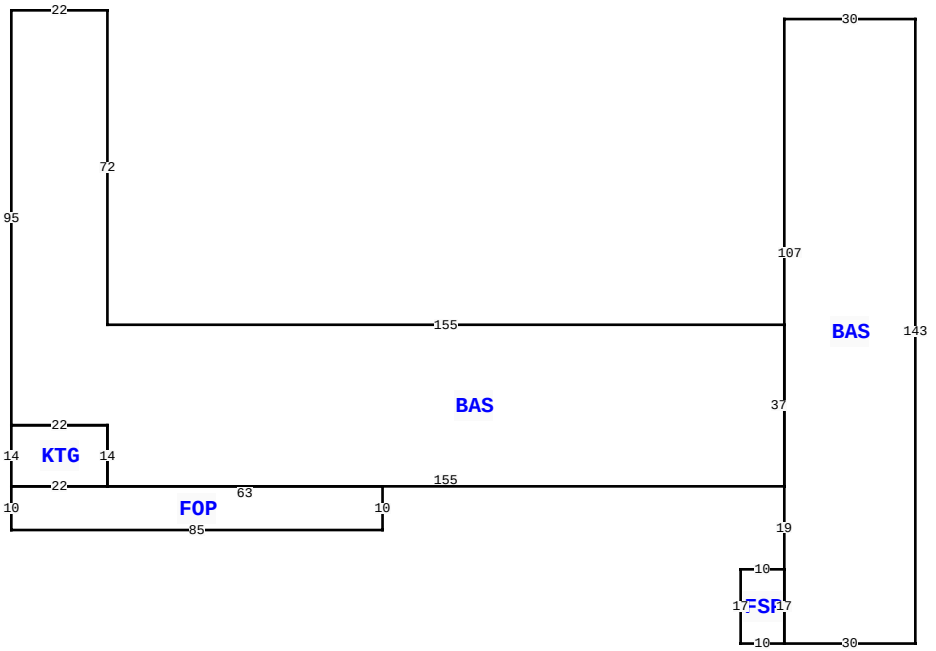
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		57 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		25 100
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 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,290	100		4,290	399,449
BAS	7,825	100		7,825	728,598
FOP	850	30		255	23,743
FSP	170	40		68	6,331
KTG	308	125		385	35,848
TOTALS	13,443			12,823	1,193,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0710	04	12,823	150.0576	127.55	1,635,574	1998	1998	0	0	0	27.00	73.00

1 EXCEP/ACLF 0% - 0 Heated Area: 12423 HX Base Yr



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

507 NW HALL OF FAME DR, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	2,047,089
TOTAL MARKET OB/XF VALUE	90,812
TOTAL LAND VALUE - MARKET	74,844
TOTAL MARKET VALUE	2,212,745
SOH/AGL Deduction	0
ASSESSED VALUE	2,212,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,212,745
TOTAL JUST VALUE	2,212,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,417,422

LAND:1:1: 1.26 AC

PRMT:1:1: SOUTHERN SUITES EXTENDED CARE BUILDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
148	REMODEL	220	08/16/2007
148	ADDN COMM	5,620	04/17/2007
51	REMODEL	50	02/23/2007
4048	REMODEL	83	01/30/2007
1734	ADDN COMM	1,285	02/01/2000
1325	COMMERCIAL	1,563	08/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1796	1/30/2026	WD	U	I	35	2,500,000
GRANTOR: WILLOWBROOK WEST PROP						
GRANTEE: K PATEL ASSET MANAG						
1379/1285	2/28/2019	WD	U	I	35	2,800,000
GRANTOR: STILL WATERS OF LAKE						
GRANTEE: WILLOWBROOK WEST PR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S95 KTG= S14 E22 N14 W22$ E22 S14 FOP= W22 S10 E85 N10 W63$ E155 BAS= S19 FSP= W10 S17 E10 N17$ S17 E30 N143 W30 S107 $ N37 W155 N72$.

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	0081	DECKING WI	0	0	0	0	252.00	UT	12.00	12.00	100	2007	2007	3	100	3,024	
2	0080	DECKING	0	0	0	0	12.00	UT	10.00	10.00	100	2007	2007	3	100	120	
3	0260	PAVEMENT-A	0	0	0	0	3,060.00	UT	1.85	1.85	100	2007	2007	3	100	5,661	
4	0166	CONC,PAVMT	0	0	0	0	376.00	UT	3.00	3.00	100	2007	2007	3	100	1,128	
5	0258	PATIO	0	0	0	0	1,364.00	UT	3.50	3.50	100	2007	2007	3	100	4,774	
6	0295	SPKLR SYS	0	0	0	0	9,288.00	UT	2.75	2.75	100	2007	2007	3	100	25,542	
7	0169	FENCE/WOOD	0	0	0	0	25.00	UT	13.50	13.50	100	2007	2007	3	100	338	
8	0166	CONC,PAVMT	0	0	0	0	2,328.00	UT	1.50	1.50	100	1998	1998	3	100	3,492	
9	0260	PAVEMENT-A	0	0	13	147	1,911.00	UT	0.90	0.90	100	1998	1998	3	100	1,720	
10	0120	CLFENCE 4	0	0	0	0	480.00	UT	2.50	2.50	100	2000	2000	3	100	1,200	

TOTAL OB/XF 46,999

LAND DESCRIPTION

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	7310	C	NURS HOME	0		A-1	0.00	0.00	1.26	AC		1.00	1.00	1.10	54,000.00	59,400.00	74,844							

REVIEW DATE 07/30/2026 BY TP Total Acres: 1.26 Total Land Value: 74,844 Market: 0 Agricultural: 0 Common: 74,844 PRINTED 11/17/2026 BY SYS

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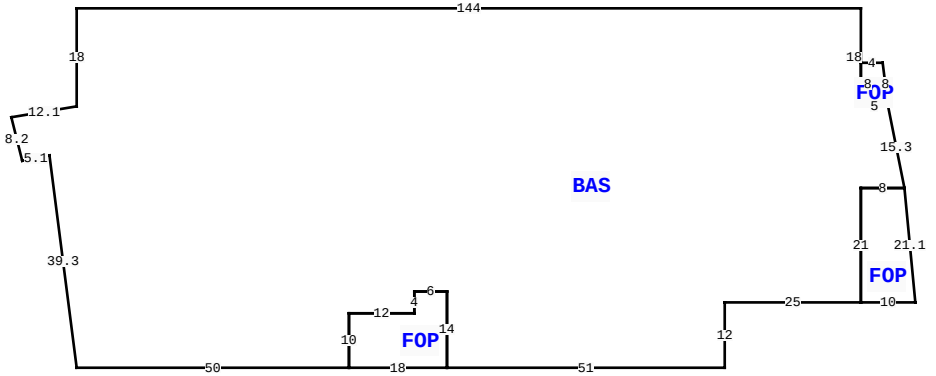
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		76 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
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 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,288	100		9,288	841,433
FOP	36	30		11	996
FOP	189	30		57	5,164
FOP	204	30		61	5,526
TOTALS	9,717			9,417	853,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0709	04	9,417	147.3120	110.48	1,040,390	2007	2007	0	0	0	18.00	82.00

2 ACLF 0% - 0 Heated Area: 9288 HX Base Yr



507 NW HALL OF FAME DR, LAKE CITY

BLD DATE		LGL DATE	
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EXTRA FEATURES

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11	0166	CONC,PAVMT	0	0	0	0	2,433.00	UT	1.50	1.50	100	2000	2000	3	100	3,650	
12	0295	SPKLR SYS	0	0	0	0	12,423.00	UT	2.75	2.75	100	2000	2000	3	100	34,163	
13	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
14	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
15	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
16	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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GRANTOR: STILL WATERS OF LAKE						
GRANTEE: WILLOWBROOK WEST PR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W144 S18 L12 D2 D8 R2 R5 U1 D39 R5 E50 FOP= N10 E12 N4 E6 S14 W18$ N10 E12 N4 E6 S14 E51 N12 E25 FOP= E10 U21 L2 W8 S21$ N21 E8 U15 L3 FOP= W5 N8 E4 D8 R1 $ W5 N18$.

LAND DESCRIPTION

TOTAL OB/XF 43,813

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

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