COMM NE COR OF SEC, RUN W 1074.9 FT, S 986.48 FT, W 550.07 FT TO OF FAME DR, S ALONG R/W 309.87 F

BAPTIST HEALTH PROPERTIES INC
841 PRUDENTIAL DR, SUITE 1802
JACKSONVILLE, FL 32207

2027

34-3S-16-02484-000

BUILDING CHARACTERISTICS

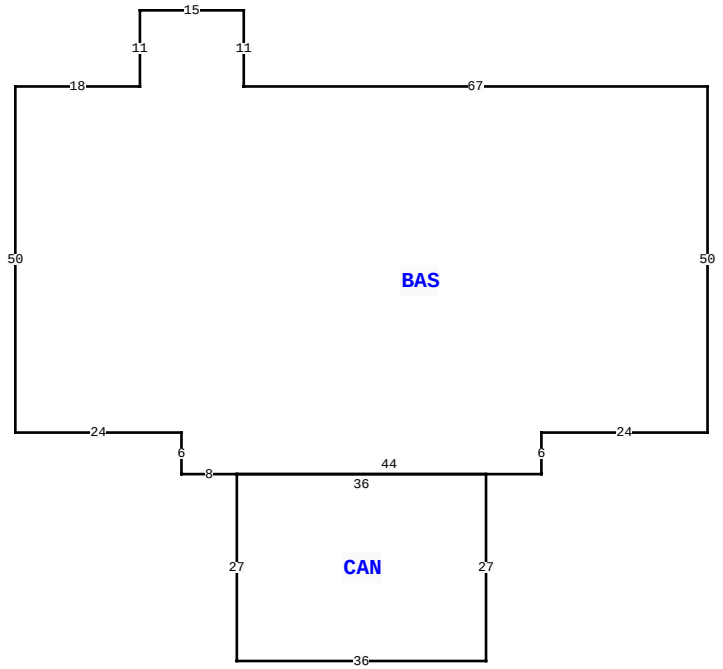
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	08	08
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,477	100		5,477	579,448
CAN	972	30		292	30,893
TOTALS	6,449			5,769	610,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,769	149.0535	116.26	670,704	2014	2014	0	0	0	9.00	91.00

2 OFFICE MED 0% - 0 Heated Area: 5477 HX Base Yr



3650 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	25,980.00	UT	1.60	1.60	100	2014	2014	3	100	41,568	
2	0166	CONC,PAVMT	0	0	5	250	1,250.00	UT	2.00	2.00	100	2014	2014	3	100	2,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	610,341
TOTAL MARKET OB/XF VALUE	44,868
TOTAL LAND VALUE - MARKET	72,030
TOTAL MARKET VALUE	727,239
SOH/AGL Deduction	0
ASSESSED VALUE	727,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	727,239
TOTAL JUST VALUE	727,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	727,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0064	REMODEL	1,693	02/27/2020
13-285	COMMERCIAL	2,125	12/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/0999	7/10/2019	WD	Q	I	01	799,000
GRANTOR: REKHA INVESTMENTS LLC						
GRANTEE: BAPTIST HEALTH PROP						
1235/1508	5/23/2012	WD	Q	V	01	375,000
GRANTOR: HARVEY ROAD ASSOCIATE						
GRANTEE: REKHA INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 N11 W15 S11 W18 S50 E24 S6 E8 CAN= S27 E36 N27 W36$ E44 N6 E24 N50$.

LAND DESCRIPTION

TOTAL OB/XF 44,868

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	1.47	AC		1.00	1.00	1.00	49,000.00	49,000.00	72,030							

REVIEW DATE 05/31/2023 BY KS Total Acres: 1.47 Total Land Value: 72,030 Market: 0 Agricultural: 0 Common: 72,030 PRINTED 11/16/2026 BY SYS