COMM NW COR OF SW1/4 OF NW1/4, E
DEG W 1877.25 FT TO S LINE OF 60
80 DEG E 189.11, S 5 DEG W 310.8

NOTAMI HOSPITALS OF FLORIDA, INC
ONE PARK PLAZA
NASHVILLE, TN 37203

2027

35-3S-16-02556-000

BUILDING CHARACTERISTICS

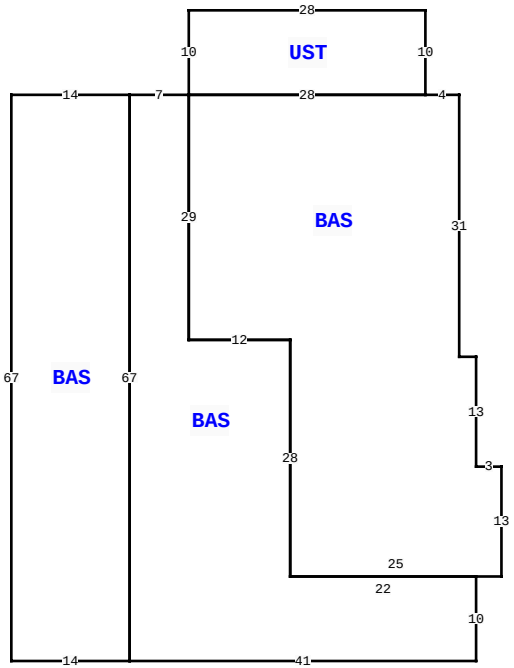
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100		938	33,534
BAS	1,145	100		1,145	40,934
BAS	1,579	100		1,579	56,450
UST	280	40		112	4,004
TOTALS	3,942			3,774	134,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,774	77.7164	71.50	269,841	1968	1985	0	0	0	50.00	50.00

1 RES F/FOOD 0% - 0 Heated Area: 3662 HX Base Yr



253 NW KNIGHTS AVE, LAKE CITY

BLD DATE	06/23/2006 CP	LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	1.00	UT	14,720.00	14,720.00	50	1997	1997	3	50	7,360	
2	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	50	1997	1997	3	50	1,500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500	
4	0166	CONC,PAVMT	0	0	0	0	320.00	UT	2.50	2.50	100	2006	2006	3	100	800	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,655
TOTAL MARKET OB/XF VALUE	11,760
TOTAL LAND VALUE - MARKET	292,286
TOTAL MARKET VALUE	457,701
SOH/AGL Deduction	0
ASSESSED VALUE	457,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,701
TOTAL JUST VALUE	457,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24414	REMODEL	187	04/21/2006
18737	REMODEL	300	09/17/2001
13085	ADDN COMM	0	09/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1500	6/01/2026	WD	Q	I	01	850,000
GRANTOR: HELMS FOOD SERVICE IN						
GRANTEE: NOTAMI HOSPITALS OF						
0836/0483	3/05/1997	WD	Q	I		365,100
GRANTOR: DAVIS HOLDING CO (1.0						
GRANTEE: HELMS FOOD SERVICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UST= N10 W28 S10 E28$ W28BAS= W7 BAS= W14 S67 E14 N67$ S67 E41 N10 W22 N28 W12 N29$ S29 E12 S28 E25 N13 W3 N13 W2 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,760

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	2100	C	RESTAURANT	0		CG	0.00	0.00	53,143.00	SF		1.00	1.00	0.50	11.00	5.50	292,286							

REVIEW DATE 03/09/2026 BY JB Total Acres: 1.22 Total Land Value: 292,286 Market: 0 Agricultural: 0 Common: 292,286 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4 OF NW1/4, E
DEG W 1877.25 FT TO S LINE OF 60
80 DEG E 189.11, S 5 DEG W 310.8

NOTAMI HOSPITALS OF FLORIDA, INC
ONE PARK PLAZA
NASHVILLE, TN 37203

2027

35-3S-16-02556-000

BUILDING CHARACTERISTICS

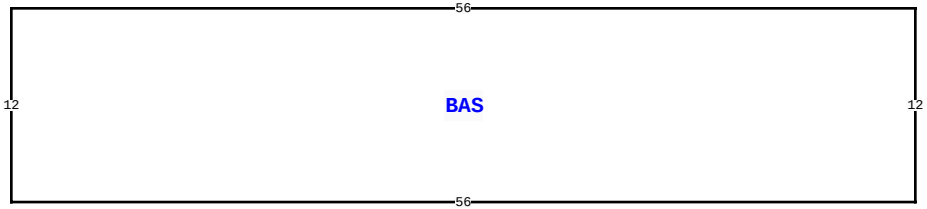
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo		N/A 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	02	02 100
Quality	02	02
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	18,735
TOTALS	672			672	18,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	672	56.2275	41.61	27,962	2000	2000	0	0	0	33.00	67.00

2 OFFICE LOW 0% - 0 Heated Area: 672 HX Base Yr



253 NW KNIGHTS AVE, LAKE CITY

BLD DATE	06/23/2006 CP	LGL DATE	
XF DATE		LAND DATE	05/11/2026 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 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,655
TOTAL MARKET OB/XF VALUE	11,760
TOTAL LAND VALUE - MARKET	292,286
TOTAL MARKET VALUE	457,701
SOH/AGL Deduction	0
ASSESSED VALUE	457,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,701
TOTAL JUST VALUE	457,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1500	6/01/2026	WD	Q	I	01	850,000
GRANTOR: HELMS FOOD SERVICE IN						
GRANTEE: NOTAMI HOSPITALS OF						
0836/0483	3/05/1997	WD	Q	I		365,100
GRANTOR: DAVIS HOLDING CO (1.0						
GRANTEE: HELMS FOOD SERVICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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 03/09/2026 BY JB Total Acres: 1.22 Total Land Value: 292,286 Market: 0 Agricultural: 0 Common: 292,286 PRINTED 11/16/2026 BY SYS