COMM NW COR OF SW1/4 OF NW1/4, R
FOR POB, CONT E 715 FT, S 1570.4
E 353.97 FT, S 7 DG W 197.96 FT,

NOTAMI HOSPITALS OF FL INC
PO BOX 80610
INDIANAPOLIS, ID 46280

2027

35-3S-16-02556-003

BUILDING CHARACTERISTICS

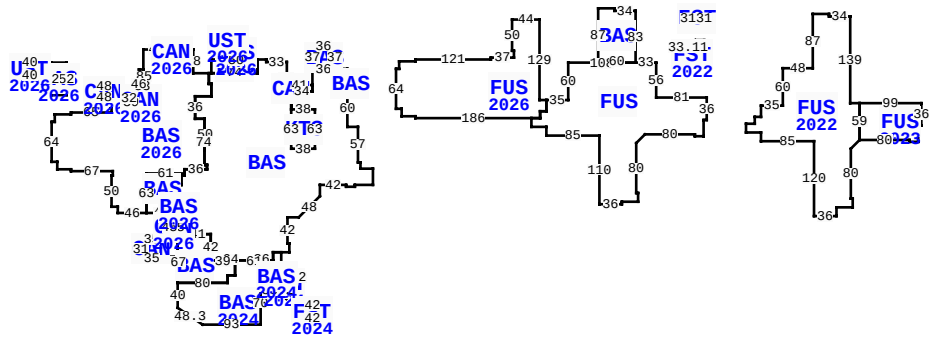
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	09	ENG F AIR 100
Fixtures		758 100
Frame	05	STEEL 100
Story Height		15 100
RMS		458 100
Stories	3.	3. 100
Units		0 100
Condition Adj	04	04 100
Quality	08	08
DOR CODE	7300	PRIVATE HOSPITALS
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	160	100		160	29,938
BAS	1,332	100		1,332	249,236
BAS	1,628	100		1,628	304,623
BAS	3,183	100		3,183	595,585
BAS	5,084	100		5,084	951,290
BAS	5,430	100		5,430	1,016,031
BAS	64,872	100		64,872	12,138,485
BAS	53	100	2024	53	9,917
BAS	11,087	100	2024	11,087	2,074,538
BAS	152	100	2026	152	28,442
TOTALS	231,678			226,974	42,469,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5300	04	226,971	154.0811	212.63	48,260,844	1999	2012	0	0	0	12.00	88.00

1 HOSPITAL 0% - 0 Heated Area: 222302 HX Base Yr



** This building has 30 Sub-Areas

3157 NW YORK DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	233,101.00	UT	0.90	0.90	90	1999	1999	3	90	188,812	
2	0166	CONC,PAVMT	0	0	0	0	41,410.00	UT	1.50	1.50	100	1999	1999	3	100	62,115	
3	0160	CLFENCE 10	0	0	0	0	92.00	UT	4.50	4.50	100	1999	1999	3	100	414	
4	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1999	1999	3	100	4,000	
5	0253	LIGHTING	0	0	0	0	33.00	UT	1,500.00	1,500.00	100	1999	1999	3	100	49,500	
6	0295	SPKLR SYS	0	0	0	0	117,438.00	UT	1.00	1.00	90	1999	1999	3	90	105,694	
7	0060	CARPORT F	0	0	0	0	885.00	UT	5.00	5.00	100	2002	2002	3	100	4,425	
8	0295	SPKLR SYS	0	0	0	0	33,714.00	UT	1.75	1.75	100	2016	2016	3	100	59,000	
9	0295	SPKLR SYS	0	0	0	0	6,092.00	UT	1.75	1.75	100	2022	2021		100	10,661	
10	0295	SPKLR SYS	0	0	0	0	5,768.00	UT	1.75	1.75	100	2023	2022		100	10,094	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	45,909,669
TOTAL MARKET OB/XF VALUE	808,223
TOTAL LAND VALUE - MARKET	3,093,750
TOTAL MARKET VALUE	49,811,642
SOH/AGL Deduction	0
ASSESSED VALUE	49,811,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,811,642
TOTAL JUST VALUE	49,811,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,811,642

PRMT:7:1: CARDIOLOGY CLINIC

PRMT:6:1: ADDITION - 9 BED WING

PRMT:1:1: PERMIT FOR MAIN HOSPITAL BUILDING

SALE:2:1: GRANTORS 1/2 INTEREST.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0442	NEW TOWER ADDITIO		07/19/2024
23-0281	FIRE SPRINKLER FI	71,687	12/15/2023
23-0185	TOWER EXPANSION	62,000	12/08/2023
000046944	Signs - New or Ex	5,000	04/12/2023
000046688	Signs - New or Ex	9,539	03/08/2023
000046689	Signs - New or Ex	34,920	03/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/0492	3/05/1997	TD	Q	V		2,342,900
GRANTOR: MILLER COOPER, KEITH						
GRANTEE: NOTAMI HOSPITALS OF						
0679/0644	1/16/1989	WD	Q	V	06	136,900
GRANTOR: CURLS D L						
GRANTEE: CURLS & TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W36 S26 S10 W34 S4 S25 N25 W7 N51 W33 N4 W14 S22 W78 S17 E4 S20 W26 S36 E15 S50 S24 E4 S7 W36 S7 S3 W5 S15 W8 S26 E8 S19 E6 S31 S3 E41 S42 E64 E36 N13 E26 N14 W3 N42 E18 U34R34 N18 E42 S3 E14 N3 E29 N26 W20 N10 W4 N57 W17 N60 N33 $

BAS=[YR=2026;ORIG=-322,231] W46 N10 W10 N50 E2 N7 W67 N3 W22 N12 W9 N64 E5 N12 E26 N3 E65 N10 W2 N13 E14 S7 E39 N85 E42 S6 E7 N6 E31 S38 E25 S17 E4 S20 W26 S36 E15 S74 E4 S7 W36 S7 W61 S63 $

FUS=[ORIG=571,108] N26 E5 N36 W81 N56 W33 W108 S60 W35 S18 W10 S11 W14 S14 E24 S14 E85 S110 E36 N4 E26 N14 W3 N80 U14R14 E80 S3 E14 $

LAND DESCRIPTION

TOTAL OB/XF 494,715

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	8500	C	HOSPITAL	0		CI	0.00	0.00	41.25	AC		1.00	1.00	1.00	75,000.00	75,000.00	3,093,750							

REVIEW DATE 08/08/2025 BY ME Total Acres: 41.25 Total Land Value: 3,093,750 Market: 0 Agricultural: 0 Common: 3,093,750 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4 OF NW1/4, R
FOR POB, CONT E 715 FT, S 1570.4
E 353.97 FT, S 7 DG W 197.96 FT,

NOTAMI HOSPITALS OF FL INC
PO BOX 80610
INDIANAPOLIS, ID 46280

2027

35-3S-16-02556-003

BUILDING CHARACTERISTICS

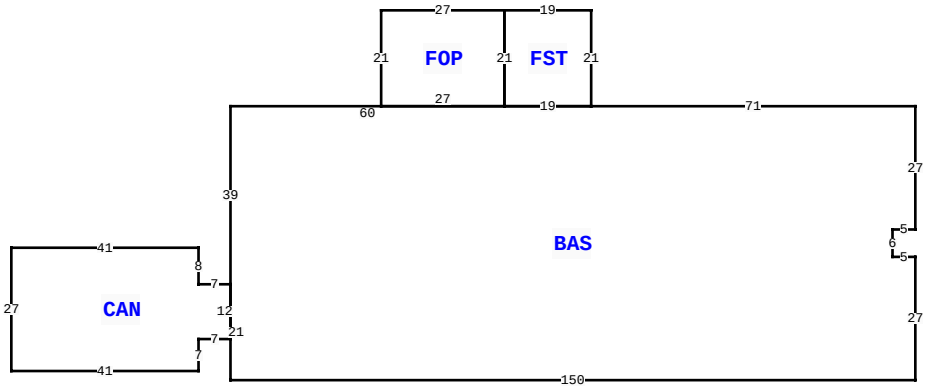
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		24 100
Frame	05	STEEL 100
Story Height		15 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7300	PRIVATE HOSPITALS
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	8,970	100		8,970	980,971
CAN	1,191	30		357	39,042
FOP	567	30		170	18,592
FST	399	50		200	21,872
TOTALS	11,127			9,697	1,060,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5300	04	9,697	108.5571	149.81	1,452,708	1999	2003	0	0	0	27.00	73.00

2 HOSPITAL 0% - 0 Heated Area: 8970 HX Base Yr



3157 NW YORK DR, 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
11	0260	PAVEMENT-A	0	0	0	0	8,460.00	UT	2.00	2.00	100	2026	2025		100	16,920	
12	0166	CONC,PAVMT	0	0	0	0	5,550.00	UT	3.00	3.00	100	2026	2025		100	16,650	
13	0260	PAVEMENT-A	0	0	0	0	5,760.00	UT	2.00	2.00	100	2026	2025		100	11,520	
14	0166	CONC,PAVMT	0	0	0	0	900.00	UT	3.00	3.00	100	2026	2025		100	2,700	
15	0260	PAVEMENT-A	0	0	0	0	44,800.00	UT	2.00	2.00	100	2026	2025		100	89,600	
16	0253	LIGHTING	0	0	0	0	12.00	UT	1,500.00	1,500.00	100	2026	2025		100	18,000	
17	0295	SPKLR SYS	0	0	0	0	63,247.00	UT	2.50	2.50	100	2026	2025		100	158,118	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	45,909,669
TOTAL MARKET OB/XF VALUE	808,223
TOTAL LAND VALUE - MARKET	3,093,750
TOTAL MARKET VALUE	49,811,642
SOH/AGL Deduction	0
ASSESSED VALUE	49,811,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,811,642
TOTAL JUST VALUE	49,811,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,811,642

SALE:1:1: FOR TOTAL OF 45.88 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045547	Remodel	8,700	09/23/2022
000044176	Additions	14,400,000	04/14/2022
000044177	New Commercial Co	7,500,000	04/14/2022
	10 BED ADDITION O		10/19/2021
21-0451	RENOVATION OF MRI		07/06/2021
21-0296	MRI INT DEMO & RE		05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/0492	3/05/1997	TD	Q	V		2,342,900
GRANTOR: MILLER COOPER, KEITH						
GRANTEE: NOTAMI HOSPITALS OF						
0679/0644	1/16/1989	WD	Q	V	06	136,900
GRANTOR: CURLS D L						
GRANTEE: CURLS & TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 FST= N21 W19 S21 E19$ W19 FOP= N21 W27 S21 E27$ W60S39 CAN= W7 N8 W41 S27 E41 N7 E7 N12$ S21 E150 N27 W5 N6 E5 N27$.

LAND DESCRIPTION

TOTAL OB/XF 313,508

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 08/08/2025 BY ME Total Acres: 41.25 Total Land Value: 3,093,750 Market: 0 Agricultural: 0 Common: 3,093,750 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4 OF NW1/4, R
FOR POB, CONT E 715 FT, S 1570.4
E 353.97 FT, S 7 DG W 197.96 FT,

NOTAMI HOSPITALS OF FL INC
PO BOX 80610
INDIANAPOLIS, ID 46280

2027

35-3S-16-02556-003

BUILDING CHARACTERISTICS

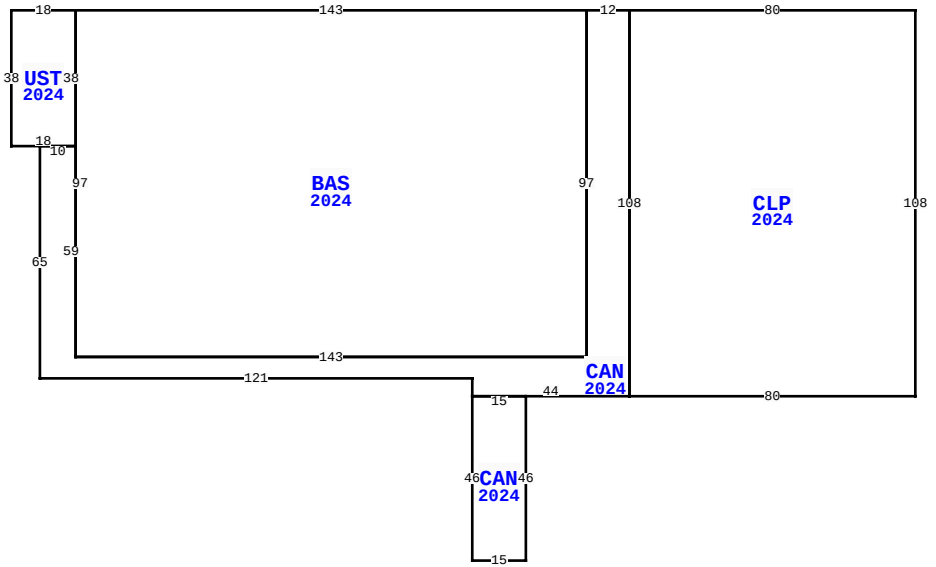
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		26 100
Frame	05	STEEL 100
Story Height		16 100
RMS		23 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	08	08
DOR CODE	7300	PRIVATE HOSPITALS
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	13,871	100	2024	13,871	1,765,423
CAN	690	30	2024	207	26,346
CAN	2,964	30	2024	889	113,147
CLP	8,640	40	2024	3,456	439,860
UST	684	40	2024	274	34,873
TOTALS	26,849			18,697	2,379,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	18,697	173.7341	128.56	2,403,686	2023	2023	0	0	0	1.00	99.00

3 OFFICE LOW 0% - 2024 Heated Area: 13871 HX Base Yr



3157 NW YORK DR, 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

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	45,909,669
TOTAL MARKET OB/XF VALUE	808,223
TOTAL LAND VALUE - MARKET	3,093,750
TOTAL MARKET VALUE	49,811,642
SOH/AGL Deduction	0
ASSESSED VALUE	49,811,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,811,642
TOTAL JUST VALUE	49,811,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,811,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0080	RENOVATING EXISTI		03/01/2021
20-0596	3RD FLOOR RENOVAT		02/22/2021
19-0417	REMODEL	2,467	08/01/2019
17-908	COMMERCIAL	0	11/16/2017
16-0257	COMMERCIAL	0	03/14/2016
15-0133	ADDN COMM	0	04/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/0492	3/05/1997	TD	Q	V		2,342,900
GRANTOR: MILLER COOPER, KEITH						
GRANTEE: NOTAMI HOSPITALS OF						
0679/0644	1/16/1989	WD	Q	V	06	136,900
GRANTOR: CURLS D L						
GRANTEE: CURLS & TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-70,-30] S97 E143 N97 W143 $
CLP=[YR=2024;ORIG=85,-30] S108 E80 N108 W80 $
CAN=[YR=2024;ORIG=-80,8] S65 E121 S5 E44 N108 W12 S97 W143 N59 W10 $
CAN=[YR=2024;ORIG=41,78] S46 E15 N46 W15 $
UST=[YR=2024;ORIG=-88,-30] S38 E18 N38 W18 $
.

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 08/08/2025 BY ME Total Acres: 41.25 Total Land Value: 3,093,750 Market: 0 Agricultural: 0 Common: 3,093,750 PRINTED 11/16/2026 BY SYS