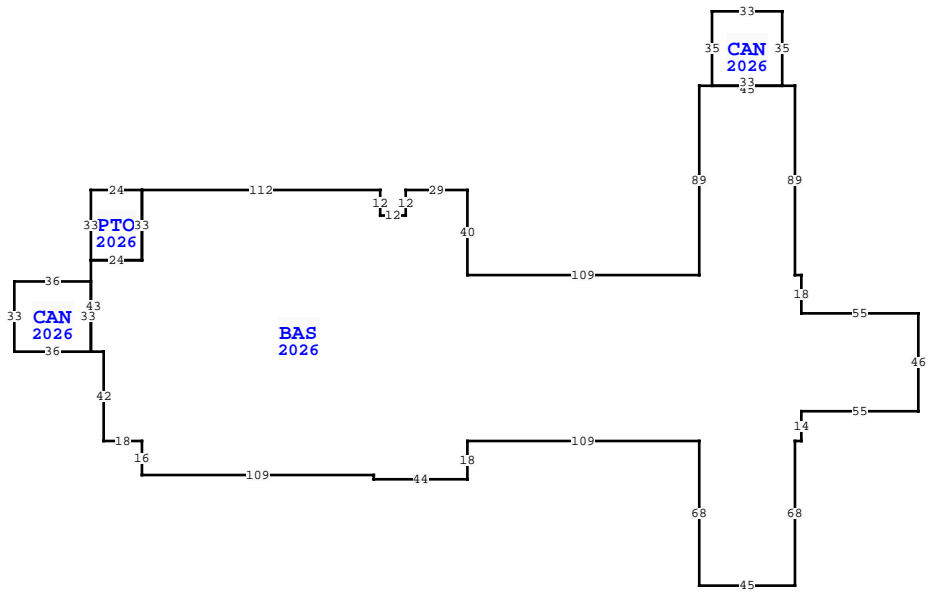




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	10	STEEL FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	80
Interior Floo	14	CARPET	20
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		212	100
Frame	05	STEEL	100
Story Height		15	100
RMS		89	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	35316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	44,075	100	2026
CAN	1,155	30	2026
CAN	1,188	30	2026
PTO	792	5	2026
TOTALS	47,210		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	HOSPITAL	0%	- 2026								
Heated Area: 44075						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			7,961,542
TOTAL MARKET OB/XF VALUE			348,426
TOTAL LAND VALUE - MARKET			1,007,539
TOTAL MARKET VALUE			9,317,507
SOH/AGL Deduction			84,572
ASSESSED VALUE			9,232,935
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			9,232,935
TOTAL JUST VALUE			9,317,507
NCON VALUE			8,309,968
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			843,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0414	NEW REHABILITATIO		07/17/2024
1871	DEMOLISH	25	09/02/2010
428	COMMERCIAL	30	05/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/68	11/12/2025	WD	U	I	11	100
GRANTOR: TST LAKE CITY IRF LLC						
GRANTEE: TST LAKE CITY IRF L						
1520/2478	8/09/2024	WD	Q	I	04	1,362,000
GRANTOR: CLEARSKY REHABILITATI						
GRANTEE: TST LAKE CITY IRF,						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
2902 W US HIGHWAY 90 , LAKE CITY								05/12/2026		MLU			

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
2	0260	PAVEMENT-A	0	0	0	0	62,720.00	UT	2.00	2.00	100	2026	2025		100	125,440	
3	0166	CONC, PAVMT	0	0	0	0	21,713.00	UT	3.00	3.00	100	2026	2025		100	65,139	
4	0164	CONC BIN	0	0	13	11	143.00	UT	11.00	11.00	100	2026	2025		100	1,573	
5	0253	LIGHTING	0	0	0	0	21.00	UT	1,500.00	1,500.00	100	2026	2025		100	31,500	
6	0119	MASONRY WA	0	0	0	0	1,188.00	UT	6.50	6.50	100	2026	2025		100	7,722	
7	0119	MASONRY WA	0	0	0	0	1,056.00	UT	6.50	6.50	100	2026	2025		100	6,864	
8	0295	SPKLR SYS	0	0	0	0	44,075.00	UT	2.50	2.50	100	2026	2025		100	110,188	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=7,155] S33 W24 S43 E6 S42 E18 S16 E109 S2 E44 N18 E109 S68 E45 N68 E3 N14 E55 N46 W55 N18 W3 N89 W45 S89 W109 N40 W29 S12 W12 N12 W112 \$	
PTO=[YR=2026;ORIG=7,155] W24 S33 E24 N33 \$	
CAN=[YR=2026;ORIG=-17,198] W36 S33 E36 N33 \$	
CAN=[YR=2026;ORIG=275,71] S35 E33 N35 W33 \$	

LAND DESCRIPTION		TOTAL OB/XF														348,426								
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
1	8500	C	HOSPITAL	0			0.00	0.00	23,520.00	SF		1.00	1.00	1.00	3.50	3.50	82,320							
2	8500	C	HOSPITAL	0		CG	0.00	0.00	17,424.00	SF		1.00	1.00	1.00	3.50	3.50	60,984							
3	8500	C	HOSPITAL	0			0.00	0.00	33,541.20	SF		1.00	1.00	1.00	3.50	3.50	117,394							
4	8500	C	HOSPITAL	0		CG	0.00	0.00	95,832.00	SF		1.00	1.00	1.00	3.50	3.50	335,412							
5	8500	C	HOSPITAL	0		CG	0.00	0.00	95,586.00	SF		1.00	1.00	1.00	3.50	3.50	334,551							
6	8500	C	HOSPITAL	0		CG	275.00	250.00	21,940.00	SF		1.00	1.00	1.00	3.50	3.50	76,790							

