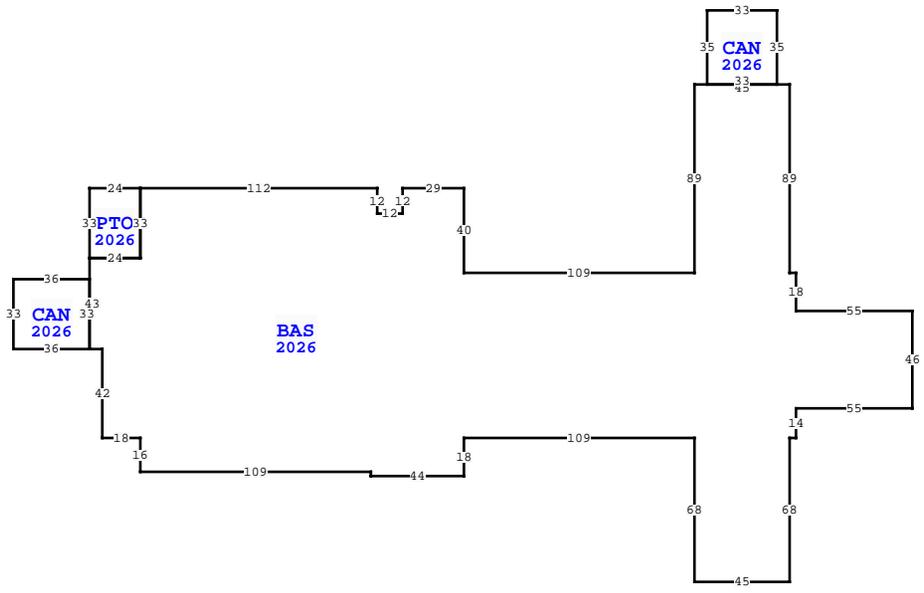




ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 80
Interior Floor	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		212 100
Frame	05	STEEL 100
Story Height		15 100
RMS		89 100
Stories	1.	1. 100
Condition Adj	03	03 100

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						



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	44,075	100	2026	44,075	943,179
CAN	1,155	30	2026	346	62,356
CAN	1,188	30	2026	356	64,158
PTO	792	5	2026	40	7,209
TOTALS	47,210			44,818	1,076,902

2902 W US HIGHWAY 90 , LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	8,076,902		
TOTAL MARKET OB/XF VALUE	348,426		
TOTAL LAND VALUE - MARKET	863,618		
TOTAL MARKET VALUE	9,288,946		
SOH/AGL Deduction	0		
ASSESSED VALUE	9,288,946		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	9,288,946		
TOTAL JUST VALUE	9,288,946		
NCON VALUE	8,425,328		
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	
L N	OB/XF VALUE
2 0260	125,440
3 0166	65,139
4 0164	1,573
5 0253	31,500
6 0119	7,722
7 0119	6,864
8 0295	110,188

BUILDING NOTES	
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 \$	

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	

LAND DESCRIPTION		TOTAL OB/XF																						
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	3.00	3.00	70,560							
2	8500	C	HOSPITAL	0		CG	0.00	0.00	17,424.00	SF		1.00	1.00	1.00	3.00	3.00	52,272							
3	8500	C	HOSPITAL	0			0.00	0.00	33,541.20	SF		1.00	1.00	1.00	3.00	3.00	100,624							
4	8500	C	HOSPITAL	0		CG	0.00	0.00	95,832.00	SF		1.00	1.00	1.00	3.00	3.00	287,496							
5	8500	C	HOSPITAL	0		CG	0.00	0.00	95,586.00	SF		1.00	1.00	1.00	3.00	3.00	286,758							
6	8500	C	HOSPITAL	0		CG	275.00	250.00	21,940.00	SF		1.00	1.00	1.00	3.00	3.00	65,820							

