(AKA PART OF LOT 5 LAKE HARRIS F
DESC AS): COMM SE COR OF LOT 5,
R/W OF SE REAL TER & POB, W 511.

NHI-REIT OF FLORIDA, LLC
222 ROBERT ROSE DR
MURFREESBORO, TN 37129

2027

35-3S-16-02579-012

BUILDING CHARACTERISTICS

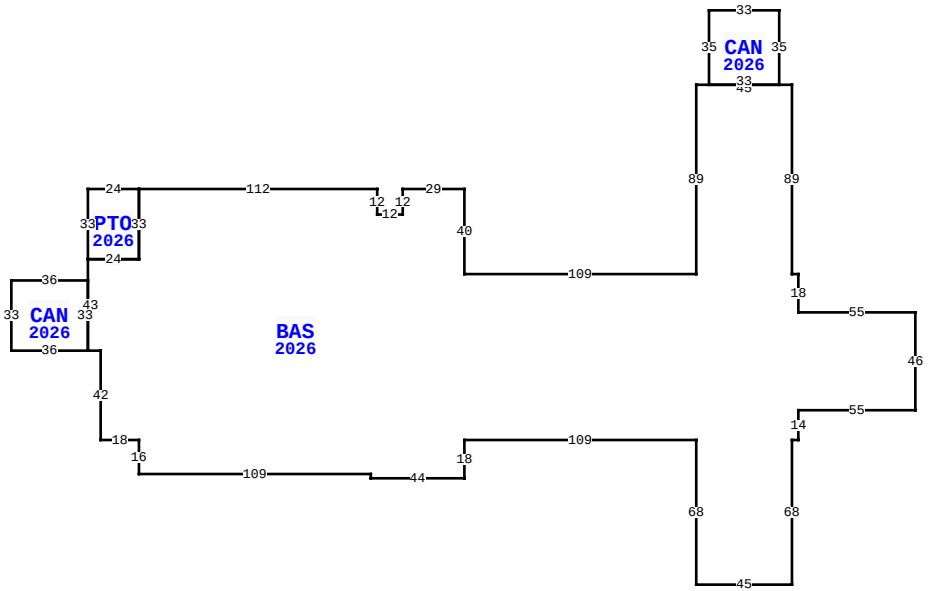
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		212 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	44,075	100	2026	44,075	7,829,730
CAN	1,155	30	2026	346	61,465
CAN	1,188	30	2026	356	63,242
PTO	792	5	2026	40	7,106
TOTALS	47,210			44,817	7,961,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5300	04	44,817	130.0307	179.44	8,041,962	2025	2025	0	0	0	1.00	99.00

1 HOSPITAL 0% - 2026 Heated Area: 44075 HX Base Yr



2902 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	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	0
ASSESSED VALUE	9,317,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,317,507
TOTAL JUST VALUE	9,317,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,317,507

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
1581/1387	10/30/2026	WD	Q	I	01	34,532,400
GRANTOR: TST LAKE CITY IRF, LL						
GRANTEE: NHI-REIT OF FLORIDA						
1554/68	11/12/2025	WD	U	I	11	100
GRANTOR: TST LAKE CITY IRF LLC						
GRANTEE: TST LAKE CITY IRF L						

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 $
.

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	62,720.00	UT	2.00	2.00	100	2026	2025		100	125,440	
2	0166	CONC,PAVMT	0	0	0	0	21,713.00	UT	3.00	3.00	100	2026	2025		100	65,139	
3	0164	CONC BIN	0	0	13	11	143.00	UT	11.00	11.00	100	2026	2025		100	1,573	
4	0253	LIGHTING	0	0	0	0	21.00	UT	1,500.00	1,500.00	100	2026	2025		100	31,500	
5	0119	MASONRY WA	0	0	0	0	1,188.00	UT	6.50	6.50	100	2026	2025		100	7,722	
6	0119	MASONRY WA	0	0	0	0	1,056.00	UT	6.50	6.50	100	2026	2025		100	6,864	
7	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 348,426

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			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							

REVIEW DATE 12/09/2025 BY ME Total Acres: 7.61 Total Land Value: 1,007,539 Market: 0 Agricultural: 0 Common: 1,007,539 PRINTED 11/16/2026 BY SYS

(AKA PART OF LOT 5 LAKE HARRIS F
DESC AS): COMM SE COR OF LOT 5,
R/W OF SE REAL TER & POB, W 511.

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2027

35-3S-16-02579-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

EXTRA FEATURES

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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
7	9601	C	RETENTION AR	0		CG	0.00	0.00	1.00	AC		1.00	1.00	0.50	175.00	87.50	88							

REVIEW DATE 12/09/2025 BY ME Total Acres: 7.61 Total Land Value: 1,007,539 Market: 0 Agricultural: 0 Common: 1,007,539 PRINTED 11/16/2026 BY SYS