COMM NE COR OF SEC, RUN S 1748.5
1515.56 FT TO E R/W US-41, RUN N
FOR POB, CONT N ALONG R/W 147 FT

QUALITY HOTEL MANAGEMENT INC
1872 MONTREAL RD, SUITE A
TUCKER, GA 30084

2025

03-6S-17-09575-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

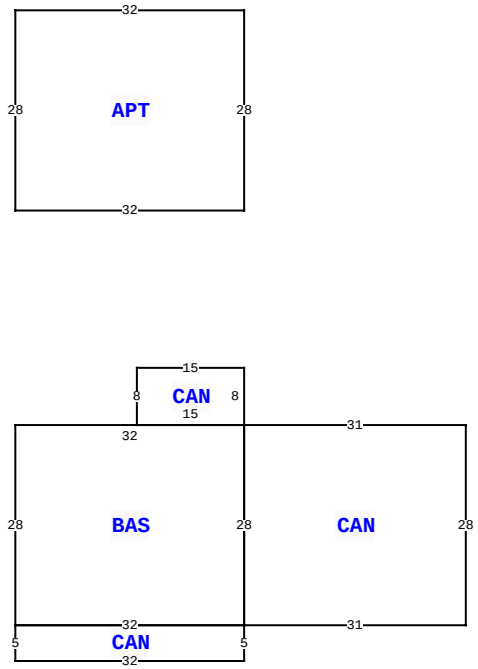
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	896	100		896	10,643
BAS	896	100		896	10,643
CAN	120	30		36	428
CAN	160	30		48	570
CAN	868	30		260	3,088
TOTALS	2,940			2,136	25,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	2,136	82.4796	59.39	126,857	1990	1990	10	0	20	50.00	20.00

1 OFFICE LOW – 0% - 2024 Heated Area: 1792 HX Base Yr



14113 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	286,584
TOTAL MARKET OB/XF VALUE	37,884
TOTAL LAND VALUE - MARKET	204,112
TOTAL MARKET VALUE	528,580
SOH/AGL Deduction	0
ASSESSED VALUE	528,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,580
TOTAL JUST VALUE	528,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	528,580

PRCL:0:13: DOR 2008 IDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34898	MAINT/ALTR	0	02/01/2017
32102	MAINT/ALTR	560	07/03/2014
31916	MAINT/ALTR	55	04/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1397	11/27/2023	WD	U	I	35	1,776,800
GRANTOR: CHAND REKHA						
GRANTEE: QUALITY HOTEL MANAG						
1268/2266	1/24/2014	WD	U	I	30	275,000
GRANTOR: ELLISVILLE INVESTMENT						
GRANTEE: REKHA CHAND						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= E31 S28 W31 N28$ CAN= N8 W15 S8 E15$ BAS= W32 S28 CAN= S5 E32 N5 W32$ E32 N28$ PTR=N30 APT= N28 W32 S28 E32$S30$.

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	275	54	14,850.00	UT	0.90	0.90	25	0	0	3	25	3,341	
2	0260	PAVEMENT-A	0	0	225	70	15,750.00	UT	0.90	0.90	25	0	0	3	25	3,544	
3	0253	LIGHTING	0	0	0	0	9.00	UT	500.00	500.00	50	1993	1993	3	50	2,250	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0270	POOL COMM	0	0	40	20	800.00	UT	85.00	85.00	100	1993	1993	3	40	27,200	
6	0120	CLFENCE 4	0	0	0	0	208.00	UT	4.50	4.50	80	1993	1993	3	80	749	

LAND DESCRIPTION

TOTAL OB/XF 37,884

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	3900	C	MOTEL	0		CHI	0.00	0.00	130,688.00	SF		1.00	1.00	0.55	2.75	1.51	197,666							
2	3900	C	MOTEL	0		CHI	0.00	0.00	64,461.00	SF		1.00	1.00	0.10	1.00	0.10	6,446							

REVIEW DATE 12/15/2023 BY ME Total Acres: 4.48 Total Land Value: 204,112 Market: 0 Agricultural: 0 Common: 204,112 PRINTED 05/02/2025 BY SYS

COMM NE COR OF SEC, RUN S 1748.5
1515.56 FT TO E R/W US-41, RUN N
FOR POB, CONT N ALONG R/W 147 FT

QUALITY HOTEL MANAGEMENT INC
1872 MONTREAL RD, SUITE A
TUCKER, GA 30084

2025

03-6S-17-09575-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

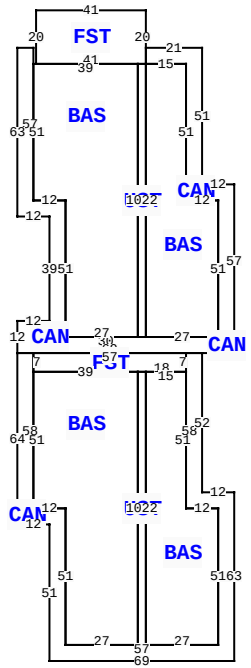
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		96 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		32 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100		2,142	22,782
BAS	2,142	100		2,142	22,782
BAS	3,366	100		3,366	35,801
BAS	3,366	100		3,366	35,801
CAN	36	30		11	117
CAN	810	30		243	2,585
CAN	1,242	30		373	3,967
CAN	1,866	30		560	5,956
FST	399	60		239	2,542
FST	820	60		492	5,233
TOTALS	16,801			13,178	140,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4600	07	13,178	93.2980	53.18	700,806	1990	1990	10	0	20	50.00	20.00

2 MOTEL - 0% - 2024 Heated Area: 11016 HX Base Yr



** This building has 12 Sub-Areas

14113 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	286,584
TOTAL MARKET OB/XF VALUE	37,884
TOTAL LAND VALUE - MARKET	204,112
TOTAL MARKET VALUE	528,580
SOH/AGL Deduction	0
ASSESSED VALUE	528,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,580
TOTAL JUST VALUE	528,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	528,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1397	11/27/2023	WD	U	I	35	1,776,800
GRANTOR: CHAND REKHA						
GRANTEE: QUALITY HOTEL MANAG						
1268/2266	1/24/2014	WD	U	I	30	275,000
GRANTOR: ELLISVILLE INVESTMENT						
GRANTEE: REKHA CHAND						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W6 CAN= W27 BAS= E27 N51 W12 N51 W15 FST= N20 W41 S20 E41$ S102$ UST= N102 W3 S102 E3$ W30 BAS= E27 N102 W39S51 E12 S51 $ N51W12 N57 W6 S63 E12 S39 W12 S12 E69 CAN= W6 FST= S7 BAS= S51 E12 S51 W27 N102 E15$ W18 UST= S102 E3 N102 W3$ BAS= S102 W27 N51 W12 N51 E39$ W39 N7 E57$ S58 E12 S51 W57 N51 W12 N58 W6 S64 E12 S51 E69 N63 W12 N52$ E6 N6$ CAN= N51 W12 N51 W15 N6 E21 S51 E12 S57 W6$ S6 E6 N6$.

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

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 12/15/2023 BY ME Total Acres: 4.48 Total Land Value: 204,112 Market: 0 Agricultural: 0 Common: 204,112 PRINTED 05/02/2025 BY SYS

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1515.56 FT TO E R/W US-41, RUN N
FOR POB, CONT N ALONG R/W 147 FT

QUALITY HOTEL MANAGEMENT INC
1872 MONTREAL RD, SUITE A
TUCKER, GA 30084

2025

03-6S-17-09575-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
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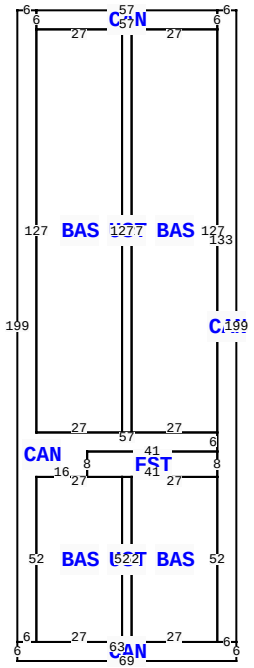
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		90 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		28 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	15,228
BAS	1,404	100		1,404	15,228
BAS	3,429	100		3,429	37,191
BAS	3,429	100		3,429	37,191
CAN	342	30		103	1,117
CAN	414	30		124	1,345
CAN	1,194	30		358	3,883
CAN	1,664	30		499	5,412
FST	328	60		197	2,137
UST	156	40		62	672
TOTALS	14,145			11,161	121,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4600	07	11,161	95.1410	54.23	605,261	1990	1990	10	0	20	50.00	20.00

4 MOTEL - 0% - 2024 Heated Area: 9666 HX Base Yr



** This building has 11 Sub-Areas

14113 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	286,584
TOTAL MARKET OB/XF VALUE	37,884
TOTAL LAND VALUE - MARKET	204,112
TOTAL MARKET VALUE	528,580
SOH/AGL Deduction	0
ASSESSED VALUE	528,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,580
TOTAL JUST VALUE	528,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	528,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1397	11/27/2023	WD	U	I	35	1,776,800
GRANTOR: CHAND REKHA						
GRANTEE: QUALITY HOTEL MANAG						
1268/2266	1/24/2014	WD	U	I	30	275,000
GRANTOR: ELLISVILLE INVESTMENT						
GRANTEE: REKHA CHAND						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N6 W57 S6 E57$ BAS= W27UST= W3 BAS= W27 CAN= N6 W6S199 E6 N52 E16 N8 E41 N6 W57 N127$ S127 E27 N127$ S127 E3 N127$ S127 E27 N127$ CAN= S133 FST= W41 S8 E41 N8$ S8 BAS= W27 UST= W3 BAS= W27 S52 E27 N52$ S52 E3 N52$ S52 E27 N52$ S52 CAN= W63 S6 E69 N6 W6$ E6 N199 W6 S6$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/15/2023 BY ME Total Acres: 4.48 Total Land Value: 204,112 Market: 0 Agricultural: 0 Common: 204,112 PRINTED 05/02/2025 BY SYS