

COMM SW COR, RUN E 633.40 FT FOR  
RUN N 1444.47 FT, NW 21.84 FT, N  
SE 25 FT, S 1204.88 FT, E 631.73

GH LLC  
3430 N US HWY 441  
LAKE CITY, FL 32055

2025

08-3S-17-04903-007



| 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 100     |
| Ceiling                  | 02 F.NOT SUS 100  |
| Air Condition            | 02 WINDOW 100     |
| Heating Type             | 03 FORCED AIR 100 |
| Fixtures                 | 150 100           |
| Frame                    | 03 MASONRY 100    |
| Story Height             | 8 100             |
| RMS                      | 46 100            |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |
| Condition Adj            | 03 03 100         |

|                  |                    |
|------------------|--------------------|
| Quality          | 05 05              |
| DOR CODE         | 3900 HOTELS/MOTELS |
| MAP NUM          | MKT AREA 03        |
| NEIGHBORHOOD/LOC | 8317.00 1.00/      |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 104              | 100         |      | 104          | 3,131                |
| BAS       | 104              | 100         |      | 104          | 3,131                |
| BAS       | 169              | 100         |      | 169          | 5,087                |
| BAS       | 169              | 100         |      | 169          | 5,087                |
| BAS       | 420              | 100         |      | 420          | 12,644               |
| BAS       | 540              | 100         |      | 540          | 16,256               |
| BAS       | 1,015            | 100         |      | 1,015        | 30,556               |
| BAS       | 3,124            | 100         |      | 3,124        | 94,045               |
| BAS       | 5,034            | 100         |      | 5,034        | 151,543              |
| BAS       | 5,099            | 100         |      | 5,099        | 153,500              |
| TOTALS    | 27,645           |             |      | 22,862       | 688,238              |

\*\* This building has 18 Sub-Areas

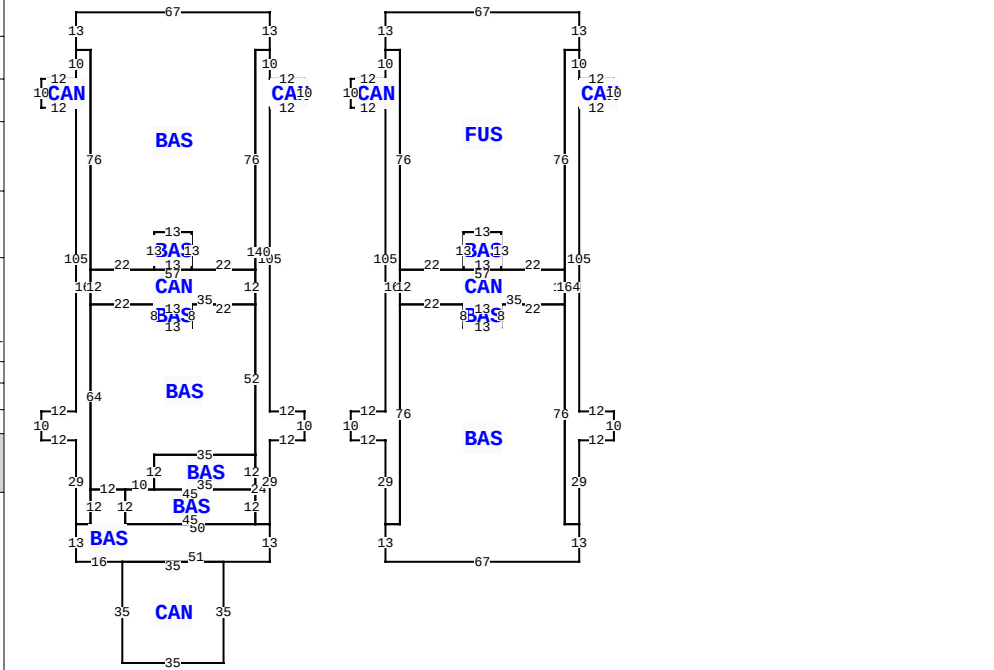
3430 N US HIGHWAY 441 , LAKE CITY

| 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  |
|-----|------------|-------------|---------|---|----|-------|----|-----------|----------------|-----------|---------|-------------|------|--------|-----------------|--------|
| 1   | 0260       | PAVEMENT-A  | 0       | 0 | 0  | 0     |    | 35,075.00 | UT 1.10        | 1.10      | 90      | 1997        | 1997 | 3      | 90              | 34,724 |
| 2   | 0166       | CONC, PAVMT | 0       | 0 | 0  | 0     |    | 685.00    | UT 2.00        | 2.00      | 100     | 1997        | 1997 | 3      | 100             | 1,370  |
| 3   | 0164       | CONC BIN    | 0       | 0 | 12 | 12    |    | 144.00    | UT 7.50        | 7.50      | 100     | 1997        | 1997 | 3      | 100             | 1,080  |
| 4   | 0253       | LIGHTING    | 0       | 0 | 0  | 0     |    | 6.00      | UT 1,000.00    | 1,000.00  | 100     | 1997        | 1997 | 3      | 100             | 6,000  |
| 5   | 0270       | POOL COMM   | 0       | 0 | 0  | 0     |    | 458.00    | UT 85.00       | 85.00     | 100     | 1997        | 1997 | 3      | 100             | 38,930 |
| 6   | 0166       | CONC, PAVMT | 0       | 0 | 0  | 0     |    | 1,893.00  | UT 2.00        | 2.00      | 100     | 1997        | 1997 | 3      | 100             | 3,786  |
| 7   | 0253       | LIGHTING    | 0       | 0 | 0  | 0     |    | 2.00      | UT 1,000.00    | 1,000.00  | 100     | 2001        | 2001 | 3      | 100             | 2,000  |
| 8   | 0260       | PAVEMENT-A  | 0       | 0 | 30 | 216   |    | 6,480.00  | UT 1.10        | 1.10      | 90      | 2001        | 2001 | 3      | 90              | 6,415  |
| 9   | 0169       | FENCE/WOOD  | 0       | 0 | 0  | 0     |    | 270.00    | UT 6.00        | 6.00      | 100     | 2001        | 2001 | 3      | 100             | 1,620  |
| 10  | 0166       | CONC, PAVMT | 0       | 0 | 0  | 0     |    | 1.00      | UT 0.00        | 0.00      | 100     | 2001        | 2001 | 3      | 100             | 1,000  |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | F D |
| 1                | 3910     | C   | HOTEL                | 0   |     |
| 2                | 3910     | C   | HOTEL                | 0   |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |

MARKET ADJUSTMENTS

| TYPE                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|----------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 4600                                         | 07  | 22,862    | 96.2635     | 56.80          | 1,298,562      | 1997 | 1997 | 10   | 0    | 0 37.00 | 53.00  |
| 1 MOTEL 0% - 0 Heated Area: 20812 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |



|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |
| INC DATE | AG DATE   |

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| VALUATION SUMMARY         |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 1              | Tax Dist: |
| BUILDING MARKET VALUE     | 925,626   |
| TOTAL MARKET OB/XF VALUE  | 97,925    |
| TOTAL LAND VALUE - MARKET | 179,875   |
| TOTAL MARKET VALUE        | 1,203,426 |
| SOH/AGL Deduction         | 0         |
| ASSESSED VALUE            | 1,203,426 |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 1,203,426 |
| TOTAL JUST VALUE          | 1,203,426 |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 1,204,612 |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000045585  | Roof Replacement | 80,000 | 09/29/2022 |
| 2040       | ADDN COMM        | 1,930  | 03/05/2001 |
| 866        | COMMERCIAL       | 50     | 10/03/1997 |

| SALES DATA           |           |              |        |        |           |               |
|----------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1011/1307            | 4/01/2004 | WD           | Q      | I      | 03        | 2,400,000     |
| GRANTOR: SUCH        |           |              |        |        |           |               |
| GRANTEE: G H         |           |              |        |        |           |               |
| 0863/1772            | 8/04/1998 | WD           | Q      | V      | 04        | 7,500         |
| GRANTOR: HADDON CORP |           |              |        |        |           |               |
| GRANTEE: SUCH INC    |           |              |        |        |           |               |

BUILDING NOTES

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS= W67 S13 CAN= S10 W12 S10 E12 S105 W12 S10 E12 S29 E5 N164 W5\$ E5 S76 E22 BAS= E13 N13 W13 S13\$ N13 E13 S13 E22 CAN= W57 S12 E22 BAS= S8E13 N8 W13\$ E35 BAS= W22 S8 W13 N8 W22 S64 BAS= S12 W5 S13 E16 CAN= S35 E35 N35 W35\$E51 N13 W50 N12 W12\$ E12 BAS= S12 E45 N12 W45\$ E10 BAS= E35 N12 W35 S12\$ N12 E35 CAN= S24 E5 N29 E12 N10 W12 N105 E12 N10 W12 N10 W5 S140\$ N52\$ N12\$ N76 E5 N13\$ PTR= E40 FUS= S13 CAN= S10 W12 S10 E12 S105 W12 S10 E12 S29 E5 N164 W5\$ E5 S76 E22 BAS= E13 N13 W13 S13\$ N13 E13 S13 E22 CAN= W57 S12 E22 BAS= S8E13 N8 W13\$ E35 BAS= W22 S8 W13 N8 W22 S76 W5 S13 E67 N13 CAN= N29 E12 N10 W12 N105 E12N10 W12 N10 W5 S164 E5\$ W5 N76\$ N12\$ N76 E5 N13 W67\$ W40\$. |  |

COMM SW COR, RUN E 633.40 FT FOR  
RUN N 1444.47 FT, NW 21.84 FT, N  
SE 25 FT, S 1204.88 FT, E 631.73

GH LLC  
3430 N US HWY 441  
LAKE CITY, FL 32055

2025

08-3S-17-04903-007



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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 100     |
| Ceiling                  | 02 F.NOT SUS 100  |
| Air Condition            | 02 WINDOW 100     |
| Heating Type             | 03 FORCED AIR 100 |
| Fixtures                 | 48 100            |
| Frame                    | 03 MASONRY 100    |
| Story Height             | 8 100             |
| RMS                      | 16 100            |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| Condition Adj            | 03 03 100         |

|                  |         |               |    |
|------------------|---------|---------------|----|
| Quality          | 05      | 05            |    |
| DOR CODE         | 3900    | HOTELS/MOTELS |    |
| MAP NUM          |         | MKT AREA      | 03 |
| NEIGHBORHOOD/LOC | 8317.00 | 1.00/         |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,832            | 100         |      | 2,832        | 108,678              |
| BAS       | 2,832            | 100         |      | 2,832        | 108,678              |
| CAN       | 1,188            | 30          |      | 356          | 13,662               |
| FST       | 276              | 60          |      | 166          | 6,370                |
| TOTALS    | 7,128            |             |      | 6,186        | 237,388              |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 11             | 0120       | CLFENCE     | 4   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |

| TYPE                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|-----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 4600                              | 07  | 6,186     | 106.6257    | 62.91          | 389,161        | 2001 | 2001 | 10   | 0    | 29.00 | 61.00  |
| 2 MOTEL 0% - 0                    |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 5664 HX Base Yr      |     |           |             |                |                |      |      |      |      |       |        |
|                                   |     |           |             |                |                |      |      |      |      |       |        |
| 3430 N US HIGHWAY 441 , LAKE CITY |     |           |             |                |                |      |      |      |      |       |        |

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

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|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 1              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 925,626     |   |
| TOTAL MARKET OB/XF VALUE  |  | 97,925      |   |
| TOTAL LAND VALUE - MARKET |  | 179,875     |   |
| TOTAL MARKET VALUE        |  | 1,203,426   |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 1,203,426   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 1,203,426   |   |
| TOTAL JUST VALUE          |  | 1,203,426   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,204,612   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA           |           |           |     |     |        |            |  |
|----------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number    | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1011/1307            | 4/01/2004 | WD        | Q   | I   | 03     | 2,400,000  |  |
| GRANTOR: SUCH        |           |           |     |     |        |            |  |
| GRANTEE: G H         |           |           |     |     |        |            |  |
| 0863/1772            | 8/04/1998 | WD        | Q   | V   | 04     | 7,500      |  |
| GRANTOR: HADDON CORP |           |           |     |     |        |            |  |
| GRANTEE: SUCH INC    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W102 FST= W12 BAS= W102 S33 E13 CAN= E190 N6 W89 N4 W12 S4 W89 S6\$ N6 E89 N27\$ S23 E12 N23\$ S27 E89 S6 E13 N33\$. |  |  |  |  |  |  |  |  |  |  |  |