LOT 1 HILLSIDE S/D EX BEG SW COR
FOR POB, RUN N 845.03 FT, E 150
W 150 FT TO POB.

NJC FLORIDA MOTEL LLC
2609 ARNO DR
OAKDALE, PA 15071

2026

30-4S-17-08904-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

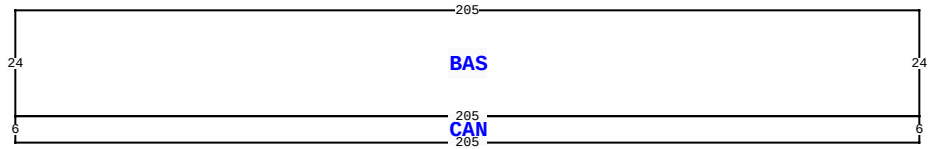
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		48 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		16 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02
DOR CODE	7500	NON-PROFIT / ORPHANA
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,920	100		4,920	84,801
CAN	1,230	30		369	6,360
TOTALS	6,150			5,289	91,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4600	07	5,289	73.0291	43.09	227,903	1971	1971	0	0	10	50.00	40.00

1 MOTEL 0% - 0 Heated Area: 4920 HX Base Yr



4427 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,889
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		109,910
TOTAL MARKET VALUE		246,799
SOH/AGL Deduction		0
ASSESSED VALUE		246,799
TOTAL EXEMPTION VALUE	39	246,799
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		246,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/319	8/28/2025	WD	Q	I	05	1,200,000
GRANTOR: COSAC HOMELESS ASSIST						
GRANTEE: NJC FLORIDA MOTEL L						
1368/2049	9/13/2018	WD	U	I	17	260,000
GRANTOR: NEHAL INVESTMENTS INC						
GRANTEE: COSAC HOMELESS ASSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W205 S24 CAN= S6 E205 N6 W205$ E205 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		A-1	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.25	2.25	98,010							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.38	AC		1.00	1.00	0.50	10,000.00	5,000.00	11,900							

REVIEW DATE 07/07/2017 BY DF Total Acres: 3.38 Total Land Value: 109,910 Market: 0 Agricultural: 0 Common: 109,910 PRINTED 11/04/2025 BY SYS

LOT 1 HILLSIDE S/D EX BEG SW COR
FOR POB, RUN N 845.03 FT, E 150
W 150 FT TO POB.

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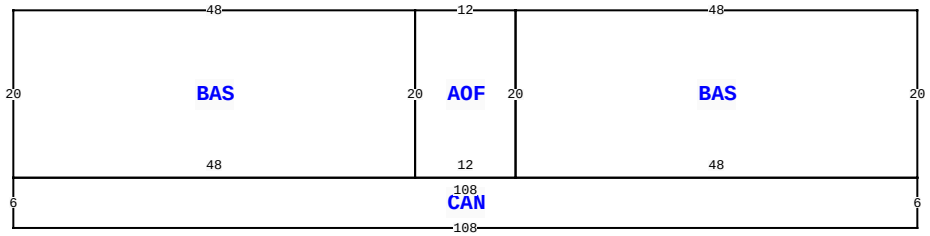
Heating Type	03	FORCED AIR 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		8 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02
DOR CODE	7500	NON-PROFIT / ORPHANA
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	110		264	4,744
BAS	960	100		960	17,249
BAS	960	100		960	17,249
CAN	648	30		194	3,486
TOTALS	2,808			2,378	42,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4600	07	2,378	76.1410	44.92	106,820	1972	1972	0	0	10	50.00	40.00

2 MOTEL 0% - 0 Heated Area: 2160 HX Base Yr



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NCON VALUE		0
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PREVIOUS YEAR MKT VALUE		246,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1368/2049	9/13/2018	WD	U	I	17	260,000
GRANTOR: NEHAL INVESTMENTS INC						
GRANTEE: COSAC HOMELESS ASSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 AOF= W12 BAS= W48 S20 CAN= S6 E108 N6 W108$ E48N20$ S20 E12 N20$ S20 E48 N20$.

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

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