

COMM INTERS OF S R/W US-90 & W L
OF SW1/4, RUN E 540.17 FT FOR PO
DEG 827.96 FT TO S LINE OF SEC E

KESARI HOSPITALITY LLC
15533 SUNFLOWER TRL
ORLANDO, FL 32828

2026

35-3S-16-02536-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										1														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										1																
Exterior Wall		17	MSNRY STUC 100		4600	07	31,953	106.1815	62.65	2,001,855	1978	2000	10	0	0	33.00	57.00	VALUATION BY										RECONCILE																
Roof Structur		04	WOOD TRUSS 100		1 MOTEL 0% - 2022										Heated Area: 29089										HX Base Yr																			
Roof Cover		14	PREFIN MT 100																						Tax Group: 1										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										1,341,184																			
Interior Floo		14	CARPET 80												TOTAL MARKET OB/XF VALUE										204,031																			
Interior Floo		15	HARDTILE 20												TOTAL LAND VALUE - MARKET										1,627,480																			
Ceiling		02	F.NOT SUS 100												TOTAL MARKET VALUE										3,172,695																			
Air Condition		02	WINDOW 100												SOH/AGL Deduction										0																			
Heating Type		03	FORCED AIR 100												ASSESSED VALUE										3,172,695																			
Fixtures		250	100												TOTAL EXEMPTION VALUE										0																			
Frame		03	MASONRY 100												BASE TAXABLE VALUE										3,172,695																			
Story Height			8 100												TOTAL JUST VALUE										3,172,695																			
RMS			82 100												NCON VALUE										0																			
Stories		2.	2. 100		INCOME VALUE																																							
Units		0	100		PREVIOUS YEAR MKT VALUE										3,172,695																													
Condition Adj		03	03 100																																									
Quality		05	05																																									
DOR CODE		3900	HOTELS/MOTELS																																									
MAP NUM			MKT AREA												06																													
NEIGHBORHOOD/LOC		35316.00	1.00/																																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS		3,579	100		3,579	127,808																																						
BAS		3,850	100		3,850	137,486																																						
BAS		5,360	100		5,360	191,408																																						
CAN		1,160	30		348	12,427																																						
CAN		1,400	30		420	14,998																																						
CAN		1,610	30		483	17,248																																						
CAN		2,960	30		888	31,711																																						
FST		350	60		210	7,499																																						
FUS		3,930	100		3,930	140,343																																						
FUS		10,870	100		10,870	388,173																																						
TOTALS		36,920			31,953	141,057																																						
EXTRA FEATURES		3598 W US HIGHWAY 90 , LAKE CITY										BLD DATE										LGL DATE																						
												XF DATE										LAND DATE																						
												INC DATE										AG DATE																						
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	1.00	UT	0.00	0.00	100	0	0	3	100	150,000																											
2		0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,500																											
3		0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500																											
4		0290	SAUNA	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500																											
5		0253	LIGHTING	0	0	0	0	8.00	UT	500.00	500.00	100	1993	1993	3	100	4,000																											
6		0164	CONC BIN	0	0	11	13	143.00	UT	8.50	8.50	100	2001	2001	3	100	1,216																											
7		0294	SHED WOOD/	0	0	12	10	120.00	UT	7.50	7.50	100	2001	2001	3	100	900																											
8		0262	PRCH,FOP	0	0	12	12	144.00	UT	9.00	9.00	100	2001	2001	3	100	1,296																											
9		0297	SHED CONCR	0	0	10	10	100.00	UT	10.00	10.00	100	2001	2001	3	100	1,000																											
10		0270	POOL COMM	0	0	24	44	1,056.00	UT	85.00	85.00	100	2001	2001	3	40	35,904																											
LAND DESCRIPTION										TOTAL OB/XF										201,816																								
L N		USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CG	0.00	0.00	138,943.00	SF		1.00	1.00	1.00	10.00	10.00	1,389,430																									
2		0100	C	SFR		0		CG	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	10.00	10.00	217,800																									
3		9530	C	POND		0		00	0.00	100.00	15,000.00	SF		1.00	1.00	1.00	1.35	1.35	20,250																									
			</																																									

KESARI HOSPITALITY LLC
15533 SUNFLOWER TRL
ORLANDO, FL 32828

35-3S-16-02536-001

[illegible]

KESARI HOSPITALITY LLC
15533 SUNFLOWER TRL
ORLANDO, FL 32828

35-3S-16-02536-001

[illegible]