

BEG SW COR OF SE1/4 OF SW1/4, RU
TO W R/W OF FLORIDA GATEWAY BLVD
R/W 313.20 FT TO A PT OF A CURVE

JAI SHREE HAUMAN LTD
3696 W US HWY 90
LAKE CITY, FL 32055

2026

35-3S-16-02536-003



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																																				
Exterior Wall	17	MSNRY STUC 100		4500	07	36,087	115.0730	84.00	3,031,308	2001	2001	13	0		0	31.00	56.00	VALUATION BY										STANDARD																									
Roof Structur	10	STEEL FRME 100		1 HOTEL LMTD 0% - 0										Heated Area: 35694										HX Base Yr										Tax Group: 1										Tax Dist:									
Roof Cover	14	PREFIN MT 100																						BUILDING MARKET VALUE										1,697,532																			
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										104,297																													
Interior Floo	14	CARPET 100												TOTAL LAND VALUE - MARKET										595,904																													
Ceiling	01	FIN.SUSPD 100												TOTAL MARKET VALUE										2,397,733																													
Air Condition	02	WINDOW 100												SOH/AGL Deduction										0																													
Heating Type	03	FORCED AIR 100												ASSESSED VALUE										2,397,733																													
Fixtures		180 100												TOTAL EXEMPTION VALUE										0																													
Frame	03	MASONRY 100												BASE TAXABLE VALUE										2,397,733																													
Story Height		10 100												TOTAL JUST VALUE										2,397,733																													
RMS		60 100		NCON VALUE										0																																							
Stories	3.	3. 100		INCOME VALUE																																																	
Units	0	100		PREVIOUS YEAR MKT VALUE										2,458,360																																							
Condition Adj	03	03 100																																																			
Quality	06	06																																																			
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	856	100		856	40,266																																																
BAS	1,678	100		1,678	78,933																																																
BAS	10,156	100		10,156	477,738																																																
CAN	1,411	30		423	19,898																																																
FOP	30	20		6	282																																																
FOP	30	20		6	282																																																
FST	110	60		66	3,105																																																
FST	200	60		120	5,645																																																
FUS	10,932	100		10,932	514,241																																																
FUS	10,932	100		10,932	514,241																																																
TOTALS	37,475			36,087	1,697,532																																																
EXTRA FEATURES										350 SW FLORIDA GATEWAY DR, 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	0166	CONC, PAVMT	0	0	0	0	1,632.00	UT	2.00	2.00	100	2001	2001	3	100	3,264																																					
2	0253	LIGHTING	0	0	0	0	7.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	7,000																																					
3	0164	CONC BIN	0	0	12	12	144.00	UT	7.50	7.50	100	2001	2001	3	100	1,080																																					
4	0270	POOL COMM	0	0	26	15	390.00	UT	85.00	85.00	100	2001	2001	3	40	13,260																																					
5	0220	JACUZZI	0	0	5	9	1.00	UT	0.00	0.00	100	2001	2001	3	100	3,800																																					
6	0260	PAVEMENT-A	0	0	0	0	31,128.00	UT	0.80	0.80	100	2001	2001	3	100	24,902																																					
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500																																					
8	0295	SPKLR SYS	0	0	0	0	35,130.00	UT	1.28	1.28	100	2001	2001	3	100	44,791																																					
9	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000																																					
10	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000																																					
LAND DESCRIPTION										TOTAL OB/XF										101,597																																	
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																													
1	3900	C	MOTEL	0		CHI	0.00	0.00	74,488.00	SF		1.00	1.00	0.80	10.00	8.00	595,904																																				

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