COMM INTERS OF W LINE OF SW1/4
& S R/W US-90, RUN S ALONG W
LINE OF SEC 433.42 FT TO POB,

LAKE CITY HOTELS INC
3696 W US HWY 90
LAKE CITY, FL 32055

2026

35-3S-16-02540-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

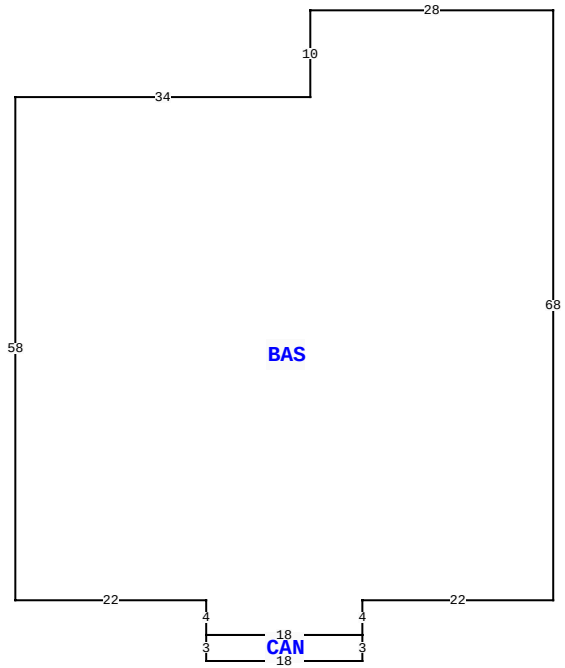
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		11 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
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	3,948	100		3,948	334,437
CAN	54	30		16	1,356
TOTALS	4,002			3,964	335,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,964	119.2493	88.24	349,783	2020	2020	0	0	0	4.00	96.00

1 OFFICE LOW 0% - 2021 Heated Area: 3948 HX Base Yr



3696 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	335,792
TOTAL MARKET OB/XF VALUE	13,632
TOTAL LAND VALUE - MARKET	44,765
TOTAL MARKET VALUE	394,189
SOH/AGL Deduction	0
ASSESSED VALUE	394,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,189
TOTAL JUST VALUE	394,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-0631	COMMERCIAL	3,023	11/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1888	3/11/2019	QC	U	V	11	25,000
GRANTOR: JAI SHREE KRISHNA LAK						
GRANTEE: LAKE CITY HOTELS IN						
1380/2378	3/11/2019	QC	U	V	11	100
GRANTOR: JAI SHREE KRISHNA LAK						
GRANTEE: LAKE CITY HOTELS IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=25,21] S58 E22 S4 E18 N4 E22 N68 W28 S10 W34 $
CAN=[ORIG=47,83] E18 S3 W18 N3 $
.

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	0166	CONC,PAVMT	0	0	0	0	2,048.00	UT	2.00	2.00	100	2021	2020		100	4,096	
2	0260	PAVEMENT-A	0	0	0	0	5,960.00	UT	1.60	1.60	100	2021	2020		100	9,536	

LAND DESCRIPTION

TOTAL OB/XF 13,632

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	1700	C	1STORY OFF	0		CG	0.00	0.00	33,159.26	SF		1.00	1.00	1.00	1.35	1.35	44,765							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.76 Total Land Value: 44,765 Market: 0 Agricultural: 0 Common: 44,765 PRINTED 11/14/2025 BY SYS