

MAHESHWARA LLC
5144 SW 82ND TER
GAINESVILLE, FL 32608

35-3S-16-02563-003

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	VINYL SID	100				4500	07	25,728	103.4835	75.54	1,943,493	1999	1999	10	0	0	35.00	55.00	VALUATION BY				STANDARD								
Roof Structure	10	STEEL FRME	100				1 HOTEL LMTD 0% - 0						Heated Area: 25632						HX Base Yr						Tax Group: 1				Tax Dist:			
Roof Cover	03	COMP SHNGL	100																		BUILDING MARKET VALUE				1,068,921							
Interior Wall	05	DRYWALL	100																		TOTAL MARKET OB/XF VALUE				101,256							
Interior Floor	14	CARPET	90																		TOTAL LAND VALUE - MARKET				647,410							
Interior Floor	15	HARDTILE	10																		TOTAL MARKET VALUE				1,817,587							
Ceiling	01	FIN.SUSPD	100																		SOH/AGL Deduction				0							
Air Condition	02	WINDOW	100																		ASSESSED VALUE				1,817,587							
Heating Type	03	FORCED AIR	100																		TOTAL EXEMPTION VALUE				0							
Fixtures		165	100																		BASE TAXABLE VALUE				1,817,587							
Frame	06	FIREPROOF	100																		TOTAL JUST VALUE				1,817,587							
Story Height		10	100																		NCON VALUE				0							
RMS		55	100																		INCOME VALUE											
Stories	3.	3.	100																		PREVIOUS YEAR MKT VALUE				1,856,457							
Units		0	100																													
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	336	100		336	13,960																											
BAS	1,465	100		1,465	60,866																											
BAS	7,063	100		7,063	293,446																											
BAS	8,216	100		8,216	341,350																											
BAS	8,552	100		8,552	355,310																											
CAN	18	30		5	208																											
CAN	18	30		5	208																											
CAN	24	30		7	291																											
CAN	39	30		12	498																											
FST	112	60		67	2,784																											
TOTALS							25,843			25,728	1,068,921																					
EXTRA FEATURES							285 SW COMMERCE DR, LAKE CITY										BLD DATE		LGL DATE		04/09/2024				MLU							
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	28,982.00	UT	1.10	1.10	100	0	0	3	100	31,880																
2	0166	CONC, PAVMT	0	0	0	0	2,924.00	UT	2.00	2.00	100	1999	1999	3	100	5,848																
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1999	1999	3	100	4,000																
4	0295	SPKLR SYS	0	0	0	0	25,632.00	UT	1.50	1.50	100	1999	1999	3	100	38,448																
5	0270	POOL COMM	0	0	32	16	512.00	UT	85.00	85.00	100	1999	1999	3	40	17,408																
6	0169	FENCE/WOOD	0	0	0	0	138.00	UT	6.00	6.00	100	1999	1999	3	100	828																
7	0169	FENCE/WOOD	0	0	0	0	474.00	UT	6.00	6.00	100	1999	1999	3	100	2,844																
LAND DESCRIPTION							TOTAL OB/XF										101,256															
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		00	0.00	0.00	63,162.00	SF		1.00	1.00	1.00	10.00	10.00	631,620															
2	9630	C	SWAMP	0		CI	0.00	0.00	63,162.00	SF		1.00</																				