

COMM AT THE SE COR OF SW1/4 RUN
179.71 FT CONT NW 256.91 FT, FOR
425.68 FT, NE 54.27 FT EAST, 76.1

ZEN REAL ESTATE LLC
3340 WEST US HWY 90
LAKE CITY, FL 32025

2026

35-3S-16-02564-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Ceiling	02 F.NOT SUS 100
Air Condition	07 ENG PACKGE 100
Heating Type	09 ENG F AIR 100
Fixtures	4 100
Frame	03 MASONRY 100
Story Height	0 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

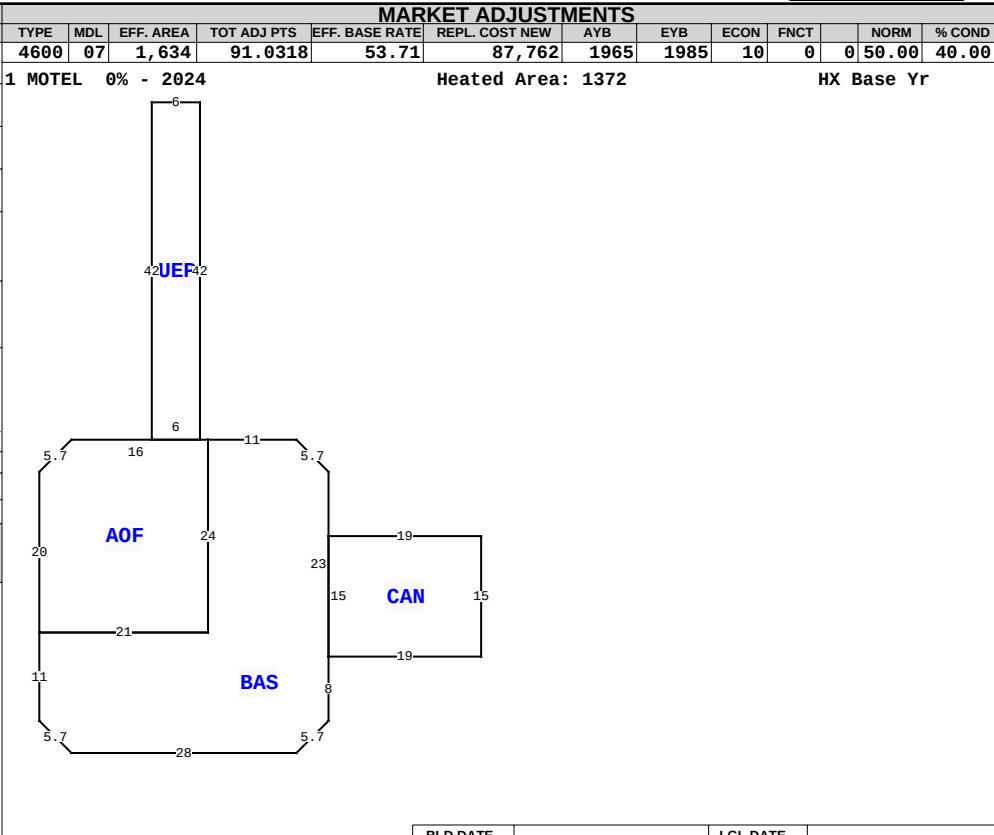
Quality	03 03
DOR CODE	3900HOTELS/MOTELS
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	35316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	496	110		546	11,730
BAS	876	100		876	18,820
CAN	285	30		86	1,848
UEP	252	50		126	2,707

TOTALS	1,909			1,634	35,105
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	30,375.00	UT	0.90
2	0166	CONC, PAVMT	0	0	0	0	850.00	UT	1.50
3	0253	LIGHTING	0	0	0	0	6.00	UT	500.00
4	0253	LIGHTING	0	0	0	0	3.00	UT	300.00
5	0270	POOL COMM	0	0	15	30	450.00	UT	85.00
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
8	0164	CONC BIN	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	3900	C	MOTEL	0		CHI	0.00	0.00	70,267.00



3340 W US HIGHWAY 90 , LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/09/2024 MLU				

TOTAL OB/XF									
30,609									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	3900	C	MOTEL	0		CHI	0.00	0.00	70,267.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					646,577				
TOTAL MARKET OB/XF VALUE					30,609				
TOTAL LAND VALUE - MARKET					702,670				
TOTAL MARKET VALUE					1,379,856				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,379,856				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,379,856				
TOTAL JUST VALUE					1,379,856				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,379,856				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2161	REMODEL	5	08/17/2001
2085	POOL	50	08/03/2001
1735	REMODEL	188	03/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1515/644	12/20/2023	WD	U	I	35	2,565,000	
GRANTOR:AUM SAI INC							
GRANTEE:ZEN REAL ESTATE LLC							
1013/2374	4/22/2004	WD	Q	I		1,800,000	
GRANTOR:SHREE HOSPITALITY							
GRANTEE:AUM SAI INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
AOF= W1 UEP= N42 W6 S42 E6\$ W16 L4 D4 S20 BAS= S11 D4 R4 E28 R4 U4 N8 CAN= E19 N15 W19 S15\$ N23 U4 L4 W11 S24 W21\$ E21 N24\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										1										
ELEMENT		CD	17 MSNRY STUC 100		4600 07		2,522		94.6858		55.86		140,879		1965		1985		10		0		0 50.00		40.00		VALUATION BY		STANDARD	
Exterior Wall		04	WOOD TRUSS 100		3 MOTEL		0% - 2024		Heated Area: 741		HX Base Yr		Tax Group: 1		Tax Dist:		BUILDING MARKET VALUE		646,577		TOTAL MARKET OB/XF VALUE		30,609		TOTAL LAND VALUE - MARKET		702,670			
Roof Cover		03	COMP SHNGL 100		03		MASONRY 100		0 100		4 100		2. 100		0 100		03 100		4 100		2. 100		0 100		03 100		TOTAL MARKET VALUE		1,379,856	
Interior Wall		05	DRYWALL 100		02		WINDOW 100		02		FORCED AIR 100		Fixtures		Frame		Story Height		RMS		Stories		Units		Condition Adj		TOTAL EXEMPTION VALUE		0	
Interior Floor		14	CARPET 100		02		F.NOT SUS 100		02		WINDOW 100		02		FORCED AIR 100		03		4 100		2. 100		0 100		03 100		BASE TAXABLE VALUE		1,379,856	
Ceiling		02	F.NOT SUS 100		02		WINDOW 100		02		FORCED AIR 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		TOTAL JUST VALUE		1,379,856	
Air Condition		02	WINDOW 100		02		FORCED AIR 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		NCON VALUE		0	
Heating Type		03	FORCED AIR 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100		INCOME VALUE		1,379,856	
Fixtures		03	MASONRY 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100		PREVIOUS YEAR MKT VALUE		1,379,856	
Frame		03	MASONRY 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100					
Story Height		03	0 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100					
RMS		2.	4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100					
Stories		03	03 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100					
Units		03	03 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100					
Condition Adj		03	03 100		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100					
Quality		03	03		03		4 100		2. 100		0 100		03 100		03 100		03 100		03 100		03 100		03 100		03 100					
DOR CODE		3900	HOTELS/MOTELS		3900		HOTELS/MOTELS		3900		HOTELS/MOTELS		3900		HOTELS/MOTELS		3900		HOTELS/MOTELS		3900		HOTELS/MOTELS		3900					
MAP NUM			MKT AREA		06		06		06		06		06		06		06		06		06		06		06					
NEIGHBORHOOD/LOC		35316.00	1.00/		35316.00		1.00/		35316.00		1.00/		35316.00		1.00/		35316.00		1.00/		35316.00		1.00/		35316.00					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	35316.00		1.00/		35316.00		1.00/		35316.00		1.00/		35316.00		1.00/		35316.00		1.00/					
AOF		741	110		815	18																								

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