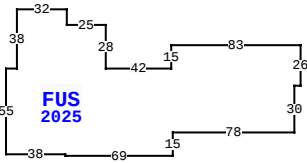
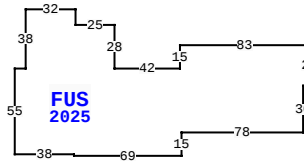


OASIS LAKE CITY LLC
162 NW BIRDIE PL
LAKE CITY, FL 32055

35-3S-16-02581-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
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	77,640	117.4765	85.76	6,658,406	2024	2024	0	0	0	1.00	99.00	VALUATION BY					STANDARD											
Roof Structur	10	STEEL FRME 100								1 HOTEL LMTD 0% - 2025										Heated Area: 76591										HX Base Yr									
Roof Cover	04	BUILT-UP 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	15	HARDTILE 20																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	06	ENG CENTRL 100																																					
Heating Type	09	ENG F AIR 100																																					
Fixtures		458 100																																					
Frame	03	MASONRY 100																																					
Story Height		10 100																																					
RMS		148 100																																					
Stories	6.	6. 100																																					
Units		N/A 100																																					
Condition Adj	03	03 100																																					
Quality		06	06																																				
DOR CODE		3900	HOTELS/MOTELS																																				
MAP NUM			MKT AREA																	06																			
NEIGHBORHOOD/LOC		35316.030	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	14,806	100	2025	14,806	1,257,065																																		
CAN	298	30	2025	89	7,557																																		
CAN	480	30	2025	144	12,226																																		
CAN	638	30	2025	191	16,216																																		
CAN	753	30	2025	226	19,188																																		
FST	665	60	2025	399	33,876																																		
FUS	12,357	100	2025	12,357	1,049,139																																		
FUS	12,357	100	2025	12,357	1,049,139																																		
FUS	12,357	100	2025	12,357	1,049,139																																		
FUS	12,357	100	2025	12,357	1,049,139																																		
TOTALS		79,425			77,640	6,591,822																																	
EXTRA FEATURES						3004 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	0270	POOL COMM	0	0	18	32		576.00	UT	85.00		85.00	100	2025	2024	98	47,981																						
2	0166	CONC,PAVMT	0	0	0	0		7,746.00	UT	3.00		3.00	100	2025	2024	100	23,238																						
3	0169	FENCE/WOOD	0	0	0	0		250.00	UT	15.50		15.50	100	2025	2024	100	3,875																						
4	0260	PAVEMENT-A	0	0	0	0		34,115.00	UT	2.00		2.00	100	2025	2024	100	68,230																						
5	0164	CONC BIN	0	0	18	12		216.00	UT	12.00		12.00	100	2025	2024	100	2,592																						
6	0253	LIGHTING	0	0	0	0		8.00	UT	1,500.00		1,500.00	100	2025	2024	100	12,000																						
7	0295	SPKLR SYS	0	0	0	0		76,591.00	UT	2.50		2.50	100	2025	2024	100	191,478																						
LAND DESCRIPTION						TOTAL OB/XF										349,394																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	3910	C	HOTEL	0		CG	0.00	0.00	115,869.60	SF		1.00	1.00	0.70	15.00	10.50	1,216,631																						
										</																													