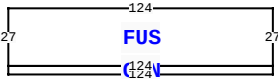
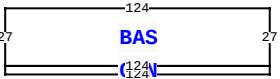


Y A S LLC
2987 US HWY 90 WEST
LAKE CITY, FL 32055

35-3S-16-02585-002

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	EFF.	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	19	COMMON BRK 100						4600	07	18,815	97.6061	57.59	1,083,556	1978	1978	10	0	0	50.00	40.00																	
Roof Structur	04	WOOD TRUSS 100						1 MOTEL 0% - 0 Heated Area: 17820 HX Base Yr															VALUATION BY STANDARD														
Roof Cover	03	COMP SHNGL 100																																			
Interior Wall	05	DRYWALL 100																					Tax Group: 1 Tax Dist:														
Interior Floo	14	CARPET 80																					BUILDING MARKET VALUE 433,422														
Interior Floo	08	SHT VINYL 20																					TOTAL MARKET OB/XF VALUE 35,448														
Ceiling	02	F.NOT SUS 100																					TOTAL LAND VALUE - MARKET 901,695														
Air Condition	02	WINDOW 100																					TOTAL MARKET VALUE 1,370,565														
Heating Type	03	FORCED AIR 100																					SOH/AGL Deduction 0														
Fixtures	147	100																					ASSESSED VALUE 1,370,565														
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE 0														
Story Height		8 100																					BASE TAXABLE VALUE 1,370,565														
RMS		48 100																					TOTAL JUST VALUE 1,370,565														
Stories	1.	1. 100																					NCON VALUE 0														
Units		0 100																					INCOME VALUE 0														
Condition Adj	03	03 100																					PREVIOUS YEAR MKT VALUE 1,370,565														
Quality	03	03																																			
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	3,348	100		3,348	77,124																																
BAS	11,124	100		11,124	256,252																																
CAN	496	30		149	3,432																																
CAN	496	30		149	3,432																																
CAN	736	30		221	5,091																																
CAN	792	30		238	5,482																																
CAN	792	30		238	5,482																																
FUS	3,348	100		3,348	77,124																																
TOTALS 21,132						18,815						433,422																									
EXTRA FEATURES						2983 US HIGHWAY 90 , LAKE CITY										BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						04/08/2024 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	1.00	UT	14,000.00	14,000.00	50	1993	1993	3	50	7,000																						
2	0270	POOL COMM	0	0	35	21	735.00	UT	85.00	100	1993	1993	3	40	24,990																						
3	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500																						
4	0130	CLFENCE 5	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500																						
5	0294	SHED WOOD/	0	0	9	10	90.00	UT	4.00	100	2001	2001	3	100	360																						
6	0166	CONC, PAVMT	0	0	0	38.00	UT	15.00	15.00	100	2001	2001	3	100	570																						
7	0296	SHED METAL	0	0	6	8	48.00	UT	11.00	100	2008	2008	3	100	528																						
LAND DESCRIPTION TOTAL OB/XF 35,448																																					
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		CG	150.00	400.00	60,113.00	SF		1.00	1.00	1.00	15.00	15.00	901,695																				
REVIEW DATE 07/12/2023 BY JB Total Acres: 1.38 Total Land Value: 901,695 Market: 0 Agricultural: 0 Common: 901,695 PRINTED 09/30/2025 BY SYS																																					