

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 17               | MSNRY STUC    | 100  |
| Roof Structur            | 10               | STEEL FRME    | 100  |
| Roof Cover               | 04               | BUILT-UP      | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 14               | CARPET        | 80   |
| Interior Floor           | 15               | HARDTILE      | 20   |
| Ceiling                  | 02               | F.NOT SUS     | 100  |
| Air Condition            | 06               | ENG CENTRL    | 100  |
| Heating Type             | 09               | ENG F AIR     | 100  |
| Fixtures                 |                  | 357           | 100  |
| Frame                    | 03               | MASONRY       | 100  |
| Story Height             |                  | 9             | 100  |
| RMS                      |                  | 86            | 100  |
| Stories                  | 4.               | 4.            | 100  |
| Units                    |                  | 0             | 100  |
| Quality                  | 06               | 06            |      |
| DOR CODE                 | 3900             | HOTELS/MOTELS |      |
| MAP NUM                  |                  | MKT AREA      | 06   |
| NEIGHBORHOOD/LOC         | 2416.00          | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 13,286           | 100           |      |
| CAN                      | 25               | 30            |      |
| CAN                      | 25               | 30            |      |
| CAN                      | 576              | 30            |      |
| CAN                      | 936              | 30            |      |
| FUS                      | 13,408           | 100           |      |
| FUS                      | 13,408           | 100           |      |
| FUS                      | 13,408           | 100           |      |
| UST                      | 384              | 40            |      |
| TOTALS                   | 55,456           |               |      |

| MARKET ADJUSTMENTS   |            |           |             |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
|--|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|----------|--|----------|--|---------|--|-----------|------------|----------|--|---------|-----|
| TYPE   | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
| 2  | HOTEL LMTD | 0%        | - 0         | 86.56          | 4,685,839      | 2016 | 2016 | 13   | 0    | 0    | 7.00   | 80.00 |  |          |  |          |  |         |  |           |            |          |  |         |     |
| Heated Area: 53510 HX Base Yr  |            |           |             |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
|  |            |           |             |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
|  |            |           |             |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
|  |            |           |             |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
|  |            |           |             |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
| <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/11/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table> |            |           |             |                |                |      |      |      |      |      |        |       |  | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE | 05/11/2026 | INC DATE |  | AG DATE | MLU |
| BLD DATE   |            | LGL DATE  |             |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
| XF DATE  |            | LAND DATE | 05/11/2026  |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |
| INC DATE   |            | AG DATE   | MLU         |                |                |      |      |      |      |      |        |       |  |          |  |          |  |         |  |           |            |          |  |         |     |

| COLUMBIA COUNTY PROPERTY  |             |              |            | PAGE 1 of 2 | 1 |
|---------------------------|-------------|--------------|------------|-------------|---|
| VALUATION SUMMARY         |             |              |            | STANDARD    |   |
| VALUATION BY              |             | Tax Group: 1 |            | Tax Dist:   |   |
| BUILDING MARKET VALUE     |             |              |            | 3,748,671   |   |
| TOTAL MARKET OB/XF VALUE  |             |              |            | 185,572     |   |
| TOTAL LAND VALUE - MARKET |             |              |            | 799,999     |   |
| TOTAL MARKET VALUE        |             |              |            | 4,734,242   |   |
| SOH/AGL Deduction         |             |              |            | 0           |   |
| ASSESSED VALUE            |             |              |            | 4,734,242   |   |
| TOTAL EXEMPTION VALUE     |             |              |            | 0           |   |
| BASE TAXABLE VALUE        |             |              |            | 4,734,242   |   |
| TOTAL JUST VALUE          |             |              |            | 4,734,242   |   |
| NCON VALUE                |             |              |            | 2,428       |   |
| INCOME VALUE              |             |              |            |             |   |
| PREVIOUS YEAR MKT VALUE   |             |              |            | 4,705,946   |   |
| PERMIT NUM                | DESCRIPTION | AMT          | ISSUED     |             |   |
| 15-0629                   | POOL        | 0            | 08/10/2015 |             |   |
| 15-0528                   | COMMERCIAL  | 15,221       | 01/26/2015 |             |   |
| 15-0510                   | DEMOLISH    | 25           | 01/12/2015 |             |   |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1182/0570                      | 10/06/2009 | WD U      | I   | I   | 30     | 390,200    |
| GRANTOR: JAYANTILAL KESHAVBHAI |            |           |     |     |        |            |
| GRANTEE: JAB HOSPITALITY LLC   |            |           |     |     |        |            |
| 0788/0924                      | 3/24/1994  | WD Q      | I   | I   | 03     | 70,000     |
| GRANTOR: JAB PARTNERSHIP       |            |           |     |     |        |            |
| GRANTEE: JAYANTILAL KESHAVBHAI |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |     |     |    |    |           |    |          |                |           |         |             | 414 SW FLORIDA GATEWAY DR, LAKE CITY |        |                 |       |
|----------------|------------|-------------|-----|-----|----|----|-----------|----|----------|----------------|-----------|---------|-------------|--------------------------------------|--------|-----------------|-------|
| 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  | 40,730.00 | UT | 1.44     | 1.44           | 100       | 2016    | 2016        | 3                                    | 100    | 58,651          |       |
| 2              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 5,710.00  | UT | 2.00     | 2.00           | 100       | 2016    | 2016        | 3                                    | 100    | 11,420          |       |
| 3              | 0164       | CONC BIN    | 0   | 0   | 12 | 15 | 180.00    | UT | 11.00    | 11.00          | 100       | 2016    | 2016        | 3                                    | 100    | 1,980           |       |
| 4              | 0119       | MASONRY WA  | 0   | 0   | 4  | 90 | 360.00    | UT | 6.50     | 6.50           | 100       | 2016    | 2016        | 3                                    | 100    | 2,340           |       |
| 5              | 0270       | POOL COMM   | 0   | 0   | 16 | 36 | 576.00    | UT | 85.00    | 85.00          | 100       | 2016    | 2016        | 3                                    | 100    | 48,960          |       |
| 6              | 0253       | LIGHTING    | 0   | 0   | 0  | 0  | 5.00      | UT | 1,500.00 | 1,500.00       | 100       | 2016    | 2016        | 3                                    | 100    | 7,500           |       |
| 7              | 0295       | SPKLR SYS   | 0   | 0   | 0  | 0  | 53,510.00 | UT | 0.88     | 0.88           | 100       | 2016    | 2016        | 3                                    | 100    | 46,821          |       |
| 8              | 0120       | CLFENCE 4   | 0   | 0   | 0  | 0  | 1.00      | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3                                    | 100    | 1,200           |       |
| 9              | 0169       | FENCE/WOOD  | 0   | 0   | 0  | 0  | 1.00      | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3                                    | 100    | 500             |       |
| 10             | 0140       | CLFENCE 6   | 0   | 0   | 0  | 0  | 1.00      | UT | 0.00     | 0.00           | 100       | 2024    | 2023        |                                      | 100    | 1,000           |       |

| BUILDING NOTES   |  |  |  |
|--|--|--|--|
| <p><b>BUILDING DIMENSIONS</b></p> <p>BAS= W144 S5 W25 N5 W26 S30 CAN= S5 E5 N5 W5\$ E5 S5 W5 S30 E26 S6 E55 N3 E24 S3 E2 CAN= S18 W2 CAN= W24 S24 E24 N24\$ S24 E24 N24 W2 N18 W20\$ E62 N6 E26 N30 CAN= N5 W5 S5 E5\$ W5 N5 E5 N30\$ PTR= N30 FUS= N65 W144 S5 W25 N5 W26 S65 E26 S6 E143 N6 E26\$ S30\$ PTR= E40 FUS= E143 N6 E26 N65 W144 S5 W25 N5 W26 S65 E26 S6\$ W40\$ PTR= E200 N150 FUS= N65 W144 S5 W25 N5 W26 S65 E26 S6 E143 N6 E26\$ W200 S150\$ PTR= N200 E250 UST= N16 W24 S16 E24\$ S200 W250\$.</p> |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |           |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 3910     | C   | HOTEL                | 0   |     | *CG      | 200.00 | 505.00 | 89,459.00   | SF        |     | 1.00      | 1.00   | 0.80        | 11.00      | 8.80           | 787,239    |                             |      |         |      |     |    |        |
| 2                | 1000     | C   | VACANT COMME         | 0   |     |          | 0.00   | 0.00   | 11,600.00   | SF        |     | 1.00      | 1.00   | 0.10        | 11.00      | 1.10           | 12,760     |                             |      |         |      |     |    |        |

