COMM NW COR OF NE1/4 OF NW1/4,
RUN S 261.93 FT FOR POB, RUN
N 65 DEG E 448.77 FT, S 24

JAB HOSPITALITY LLC
3696 W US HWY 90
LAKE CITY, FL 32055

2027

02-4S-16-02714-201

BUILDING CHARACTERISTICS

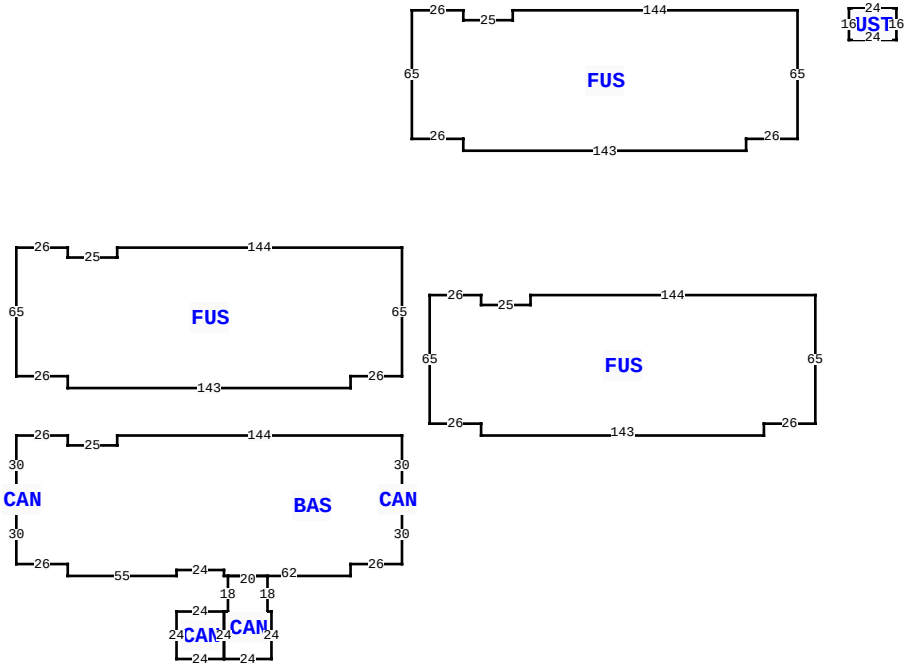
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		357 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,286	100		13,286	920,029
CAN	25	30		8	554
CAN	25	30		8	554
CAN	576	30		173	11,980
CAN	936	30		281	19,458
FUS	13,408	100		13,408	928,477
FUS	13,408	100		13,408	928,477
FUS	13,408	100		13,408	928,477
UST	384	40		154	10,664
TOTALS	55,456			54,134	3,748,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4500	07	54,134	118.5690	86.56	4,685,839	2016	2016	13	0	0	7.00	80.00

2 HOTEL LMTD 0% - 0 Heated Area: 53510 HX Base Yr



414 SW FLORIDA GATEWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,734,242

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	30	390,200
GRANTOR: JAYANTILAL KESHAVBHAI						
GRANTEE: JAB HOSPITALITY LLC						
0788/0924	3/24/1994	WD	Q	I	03	70,000
GRANTOR: JAB PARTNERSHIP						
GRANTEE: JAYANTILAL KESHAVBH						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

EXTRA FEATURES

LN	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	

TOTAL OB/XF 180,372

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 03/06/2026 BY JB Total Acres: 2.32 Total Land Value: 799,999 Market: 0 Agricultural: 0 Common: 799,999 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF NW1/4,
RUN S 261.93 FT FOR POB, RUN
N 65 DEG E 448.77 FT, S 24

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
12	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
13	0297	SHED CONCR	0	0	12	15	180.00	UT	15.00	15.00	100	2026	2025		100	2,700	

LAND DESCRIPTION

TOTAL OB/XF 5,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/06/2026 BY JB Total Acres: 2.32 Total Land Value: 799,999 Market: 0 Agricultural: 0 Common: 799,999 PRINTED 11/17/2026 BY SYS