LOTS 7 & 8 FLORIDA GATEWAY CENTE
SOUTH S/D UNIT 1.

ARIHUNT HOSPITALITY INC
3696 W US HWY 90
LAKE CITY, FL 32055

2027

02-4S-16-02714-307

BUILDING CHARACTERISTICS

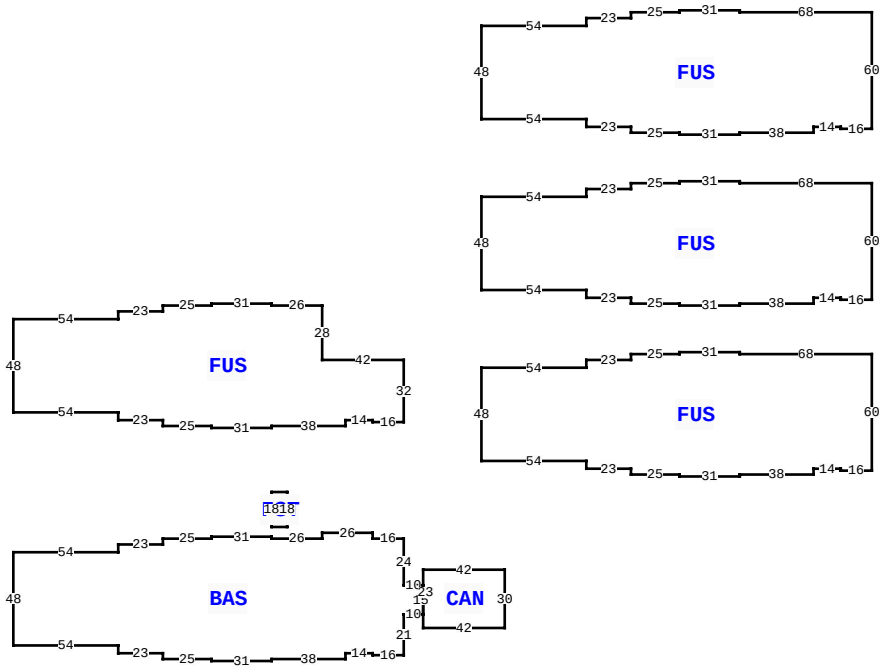
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		326 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		89 100
Stories	5.	5. 100
Units		0 100
Condition Adj	03	03 100
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	11,784	100		11,784	659,527
CAN	1,260	30		378	21,156
FST	144	60		86	4,813
FUS	10,380	100		10,380	580,948
FUS	11,556	100		11,556	646,766
FUS	11,556	100		11,556	646,766
FUS	11,556	100		11,556	646,766
TOTALS	58,236			57,296	3,206,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4500	07	57,296	116.1655	84.80	4,858,701	2006	2006	13	0	0	21.00	66.00

1 HOTEL LMTD 0% - 0 Heated Area: 56832 HX Base Yr



406 SW CORPORATE 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	3,206,743
TOTAL MARKET OB/XF VALUE	154,807
TOTAL LAND VALUE - MARKET	766,656
TOTAL MARKET VALUE	4,128,206
SOH/AGL Deduction	0
ASSESSED VALUE	4,128,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,128,206
TOTAL JUST VALUE	4,128,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,128,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3233	COMMERCIAL	13,306	04/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/2188	3/28/2005	WD	Q	V	01	75,000
GRANTOR: PRAVIN J PATEL (JAB						
GRANTEE: ARIHUNT HOSPITALITY						
1041/2198	3/23/2005	WD	Q	V	01	75,000
GRANTOR: SHANKER G PATEL						
GRANTEE: ARIHUNT HOSPITALITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 N3 W26 S3 W26 N1 W31 S1 W25 S3 W23 S4 W54 S48 E54 S4 E23 S3 E25 S1 E31 N1 E38 N3 E14 S1 E16 N21 E10 N15 W10 N24 $
FUS=[ORIG=40,-40] E54 S4 E23 S3 E25 S1 E31 N1 E38 N3 E14 S1 E16 N60 W68 N1 W31 S1 W25 S3 W23 S4 W54 S48 $
FUS=[ORIG=40,-128] E54 S4 E23 S3 E25 S1 E31 N1 E38 N3 E14 S1 E16 N60 W68 N1 W31 S1 W25 S3 W23 S4 W54 S48 $
FUS=[ORIG=40,-216] E54 S4 E23 S3 E25 S1 E31 N1 E38 N3 E14 S1 E16 N60 W68 N1 W31 S1 W25 S3 W23 S4 W54 S48 $
FUS=[ORIG=0,-60] N32 W42 N28 W26 N1 W31 S1 W25 S3 W23 S4 W54 S48 E54 S4 E23 S3 E25 S1 E31 N1 E38 N3 E14 S1 E16 $
CAN=[ORIG=10,39] S7 E42 N30 W42 S23 $

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	0295	SPKLR SYS	0	0	0	0	56,832.00	UT	0.75	0.75	100	2006	2006	3	100	42,624	
2	0260	PAVEMENT-A	0	0	0	0	42,394.00	UT	0.80	0.80	100	2006	2006	3	100	33,915	
3	0164	CONC BIN	0	0	0	0	545.00	UT	12.00	12.00	100	2006	2006	3	100	6,540	
4	0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	4,000	
5	0166	CONC,PAVMT	0	0	0	0	3,057.00	UT	2.50	2.50	100	2006	2006	3	100	7,643	
6	0270	POOL COMM	0	0	0	0	512.00	UT	85.00	85.00	100	2006	2006	3	100	43,520	
7	0119	MASONRY WA	0	0	0	0	604.00	UT	3.75	3.75	100	2006	2006	3	100	2,265	
8	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	7,500	
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
10	0253	LIGHTING	0	0	0	0	6.00	UT	300.00	300.00	100	2026	2025		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 154,807

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	0.00	0.00	87,120.00	SF		1.00	1.00	0.80	11.00	8.80	766,656							

REVIEW DATE 03/06/2026 BY ME Total Acres: 2.00 Total Land Value: 766,656 Market: 0 Agricultural: 0 Common: 766,656 PRINTED 11/16/2026 BY SYS