

BUILDING CHARACTERISTICS		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	3900HOTELS/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	668,549
CAN	1,260	30		378	21,445
FST	144	60		86	4,879
FUS	10,380	100		10,380	588,895
FUS	11,556	100		11,556	655,614
FUS	11,556	100		11,556	655,614
FUS	11,556	100		11,556	655,614
TOTALS	58,236			57,296	3,250,608

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	HOTEL	LMTD	0%	-	0																		
Heated Area: 56832						HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/09/2024</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/09/2024		
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			04/09/2024																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 1		
BUILDING MARKET VALUE				3,250,608		
TOTAL MARKET OB/XF VALUE				154,807		
TOTAL LAND VALUE - MARKET				696,960		
TOTAL MARKET VALUE				4,102,375		
SOH/AGL Deduction				0		
ASSESSED VALUE				4,102,375		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				4,102,375		
TOTAL JUST VALUE				4,102,375		
NCON VALUE				1,800		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				4,153,884		
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	Q	V	01	75,000
GRANTOR: PRAVIN J PATEL (JAB)						
GRANTEE: ARIHUNT HOSPITALITY						
1041/2198	3/23/2005	WD Q	Q	V	01	75,000
GRANTOR: SHANKER G PATEL						
GRANTEE: ARIHUNT HOSPITALITY						

EXTRA FEATURES												406 SW CORPORATE 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	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	

BUILDING NOTES											
<p>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 \$</p> <p>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 \$</p> <p>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 \$</p> <p>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 \$</p> <p>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 \$</p> <p>CAN=[ORIG=10,39] S7 E42 N30 W42 S23 \$</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	0.00	0.00	87,120.00	SF		1.00	1.00	0.80	10.00	8.00	696,960							