LOT 1 FLORIDA GATEWAY CENTER SOU
A REPLAT OF LOTS 12, 13 & 14 FLO
CENTER SOUTH UNIT 1.

RADHA LAKE CITY LLC
231 NW BURK AVE, 107B
LAKE CITY, FL 32055

2027

02-4S-16-02714-313

BUILDING CHARACTERISTICS

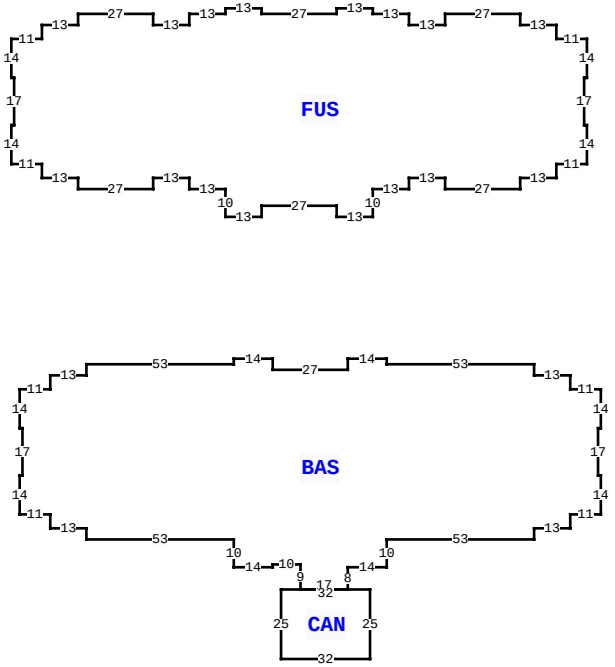
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		291 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		89 100
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	13,207	100		13,207	818,150
CAN	800	30		240	14,867
FUS	38,007	100		38,007	2,354,465
TOTALS	52,014			51,454	3,187,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4500	07	51,454	126.6535	92.46	4,757,437	2008	2008	15	0	0	18.00	67.00

1 HOTEL LMTD 0% - 2023 Heated Area: 51214 HX Base Yr



538 SW CORPORATE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,187,483
TOTAL MARKET OB/XF VALUE	227,858
TOTAL LAND VALUE - MARKET	1,149,984
TOTAL MARKET VALUE	4,565,325
SOH/AGL Deduction	0
ASSESSED VALUE	4,565,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,565,325
TOTAL JUST VALUE	4,565,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,565,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0370	REROOF		04/17/2025
621	COMMERCIAL	140	04/24/2008
198	COMMERCIAL	50	04/22/2008
198	COMMERCIAL	1,300	12/17/2007
198	COMMERCIAL	624	09/25/2007
198	COMMERCIAL	14,217	06/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/2028	1/21/2022	WD	U	I	37	10,300,000
GRANTOR: AHIP FL LAKE CITY PRO						
GRANTEE: RADHA LAKE CITY LLC						
1324/1946	10/27/2016	WD	U	I	37	9,097,500
GRANTOR: JAIGURU INVESTMENTS I						
GRANTEE: AHIP FL LAKE CITY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=40,6] W11 N5 W13 N4 W53 N2 W14 S4 W27 N4 W14 S2 W53 S4 W13 S5 W11 S14 E1 S17 W1 S14 E11 S5 E13 S4 E53 S10 E14 N1 E10 S9 E17 N8 E14 N10 E53 N4 E13 N5 E11 N14 W1 N17 E1 N14 $FUS=[MULTIPLIER=3;ORIG=35,-75] N14 W1 N17 E1 N14 W11 N5 W13 N4 W27 S4 W13 N4 W13 N2 W13 S2 W27 N2 W13 S2 W13 S4 W13 N4 W27 S4 W13 S5 W11 S14 E1 S17 W1 S14 E11 S5 E13 S4 E27 N4 E13 S4 E13 S10 E13 N4 E27 S4 E13 N10 E13 N4 E13 S4 E27 N4 E13 N5 E11 $CAN=[ORIG=-75,78] S25 E32 N25 W32 $.

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	51,214.00	UT	1.75	1.75	100	2008	2008	3	100	89,625	
2	0270	POOL COMM	0	0	0	0	300.00	UT	85.00	85.00	100	2008	2008	3	100	25,500	
3	0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	4,000	
4	0164	CONC BIN	0	0	0	0	545.00	UT	11.00	11.00	100	2008	2008	3	100	5,995	
5	0260	PAVEMENT-A	0	0	0	0	43,180.00	UT	1.60	1.60	100	2008	2008	3	100	69,088	
6	0166	CONC,PAVMT	0	0	0	0	1,265.00	UT	2.25	2.25	100	2008	2008	3	100	2,846	
7	0258	PATIO	0	0	0	0	1,246.00	UT	2.25	2.25	100	2008	2008	3	100	2,804	
8	0253	LIGHTING	0	0	0	0	16.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	24,000	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
10	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 227,858

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	3900	C	MOTEL	0		CG	0.00	0.00	130,680.00	SF		1.00	1.00	0.80	11.00	8.80	1,149,984							

REVIEW DATE 03/06/2026 BY ME Total Acres: 3.00 Total Land Value: 1,149,984 Market: 0 Agricultural: 0 Common: 1,149,984 PRINTED 11/17/2026 BY SYS