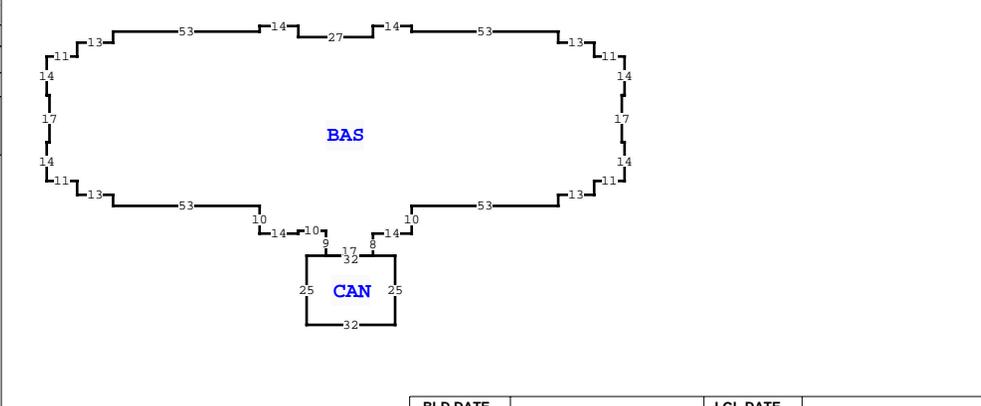


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 100
Roof Structur	10 STEEL FRME 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 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

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%	- 2023		Heated Area: 51214					HX Base Yr			



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	829,299
CAN	800	30		240	15,070
FUS	38,007	100		38,007	386,551
TOTALS	52,014			51,454	1,230,920

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	3,230,920		
TOTAL MARKET OB/XF VALUE	227,858		
TOTAL LAND VALUE - MARKET	1,045,440		
TOTAL MARKET VALUE	4,504,218		
SOH/AGL Deduction	0		
ASSESSED VALUE	4,504,218		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	4,504,218		
TOTAL JUST VALUE	4,504,218		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	4,301,016		

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						

EXTRA FEATURES																	
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	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	

538 SW CORPORATE DR, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/09/2024
														INC DATE		AG DATE	MLU
TOTALS														TOTAL OB/XF 227,858			

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 \$.

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	DPH 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	10.00	8.00	1,045,440							