COMM NE COR OF SEC, RUN W 1337 F
C/L US-41, S 734.35 FT, E 88.93
E R/W US-441, RUN N 17.11 FT, E

RAMADEV INC
13771 S US HWY 441
LAKE CITY, FL 32025

2027

03-6S-17-09571-000

BUILDING CHARACTERISTICS

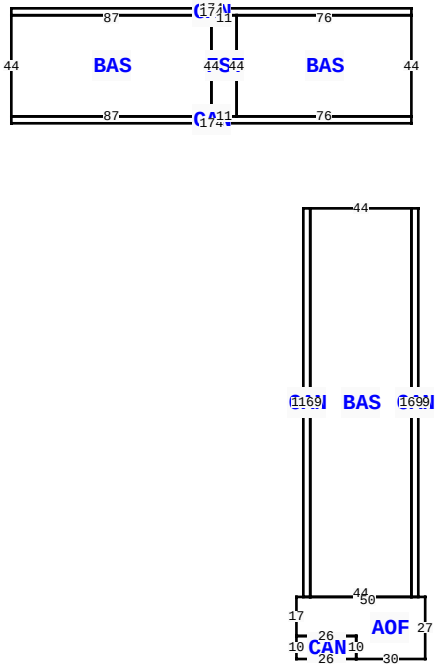
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		144 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		48 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	3901	HOTELS/MTL/SFR
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,252	110		1,377	12,382
BAS	3,344	100		3,344	30,069
BAS	3,828	100		3,828	34,421
BAS	7,436	100		7,436	66,865
CAN	260	30		78	701
CAN	507	30		152	1,367
CAN	507	30		152	1,367
CAN	522	30		157	1,412
CAN	522	30		157	1,412
FST	484	60		290	2,608
TOTALS	18,662			16,971	152,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4600	07	16,971	76.1954	44.96	763,016	1971	1971	10	0	20	50.00	20.00

1 MOTEL 0% - 0 Heated Area: 15860 HX Base Yr



13771 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	152,603
TOTAL MARKET OB/XF VALUE	7,944
TOTAL LAND VALUE - MARKET	285,835
TOTAL MARKET VALUE	446,382
SOH/AGL Deduction	0
ASSESSED VALUE	446,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	446,382
TOTAL JUST VALUE	446,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/2559	8/16/2002	WD	Q	I		725,000
GRANTOR: AUM SAI INC						
GRANTEE: RAMADEV INC						
0897/1888	1/14/2000	WD	Q	I	03	675,000
GRANTOR: D PATEL						
GRANTEE: AUM SAI INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 CAN= W3 S169 E3 N169$ S169 AOF= W6 S17 CAN= S10 E26 N10 W26$ E26 S10 E30 N27 W50$ E44 CAN= E3 N169 W3 S169$ N169$ PTR=N40 BAS= N44 CAN= N3 W174 S3 E174$ W76 S44 E76$ CAN= W76 FST= N44 W11 S44 E11$ W11 BAS= N44 W87 S44 E87$ W87 S3 E174 N3$ S40$.

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	1.00	UT	5,258.00	5,258.00	50	0	0	3	50	2,629	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
3	0253	LIGHTING	0	0	0	0	5.00	UT	500.00	500.00	50	1999	1999	3	50	1,250	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	78	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,063.00	1,063.00	50	1999	1999	3	50	532	
6	0166	CONC,PAVMT	0	0	4	175	700.00	UT	2.00	2.00	80	1999	1999	3	80	1,120	
7	0166	CONC,PAVMT	0	0	3	174	522.00	UT	2.00	2.00	80	1999	1999	3	80	835	
8	0118	RET WALLS	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 7,944

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		CHI	0.00	0.00	173,233.48	SF		1.00	1.00	0.55	3.00	1.65	285,835							

REVIEW DATE 03/31/2026 BY JB Total Acres: 3.98 Total Land Value: 285,835 Market: 0 Agricultural: 0 Common: 285,835 PRINTED 11/16/2026 BY SYS