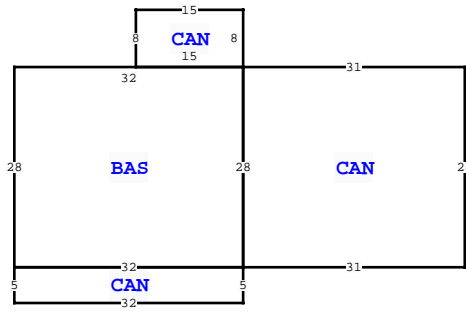
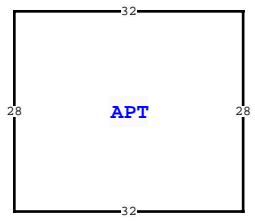


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	3 100
Stories	2. 2. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
4900	04	2,136	82.4796	61.03	130,360	1990	1990	10	0	20	50.00	20.00	

1 OFFICE LOW 0% - 2024 Heated Area: 1792 HX Base Yr



Quality	03 03				
DOR CODE	3900 HOTELS/MOTELS				
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
APT	896	100		896	10,937
BAS	896	100		896	10,937
CAN	120	30		36	439
CAN	160	30		48	586
CAN	868	30		260	3,174
TOTALS	2,940			2,136	26,072

14113 S US HIGHWAY 441, LAKE CITY

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

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	0260	PAVEMENT-A	0	0	275	54	14,850.00	UT	0.90	0.90	25	0	0	3	25	3,341	
2	0260	PAVEMENT-A	0	0	225	70	15,750.00	UT	0.90	0.90	25	0	0	3	25	3,544	
3	0253	LIGHTING	0	0	0	0	9.00	UT	500.00	500.00	50	1993	1993	3	50	2,250	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0270	POOL COMM	0	0	40	20	800.00	UT	85.00	85.00	100	1993	1993	3	40	27,200	
6	0120	CLFENCE 4	0	0	0	0	208.00	UT	4.50	4.50	80	1993	1993	3	80	749	

TOTAL OB/XF 37,884

LAND DESCRIPTION																								
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		CHI	0.00	0.00	130,688.00	SF		1.00	1.00	1.00	3.00	3.00	392,064							
2	3900	C	MOTEL	0		CHI	0.00	0.00	64,461.00	SF		1.00	1.00	0.10	1.00	0.10	6,446							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 3

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	296,455
TOTAL MARKET OB/XF VALUE	37,884
TOTAL LAND VALUE - MARKET	398,510
TOTAL MARKET VALUE	732,849
SOH/AGL Deduction	140,553
ASSESSED VALUE	592,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,296
TOTAL JUST VALUE	732,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,451

PRCL:0:13: DOR 2008 IDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34898	MAINT/ALTR	0	02/01/2017
32102	MAINT/ALTR	560	07/03/2014
31916	MAINT/ALTR	55	04/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1397	11/27/2023	WD	U	I	35	1,776,800

GRANTOR: CHAND REKHA  
GRANTEE: QUALITY HOTEL MANAG  
1268/2266 1/24/2014 WD U I 30 275,000  
GRANTOR: ELLISVILLE INVESTMENT  
GRANTEE: REKHA CHAND

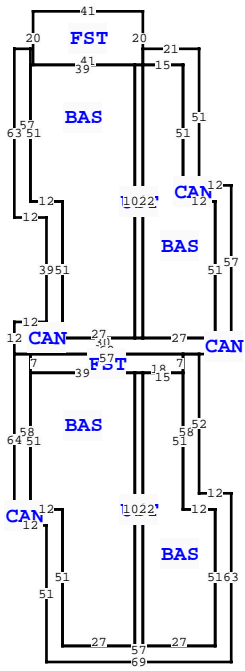
BUILDING NOTES

BUILDING DIMENSIONS

CAN= E31 S28 W31 N28\$ CAN= N8 W15 S8 E15\$ BAS= W32 S28 CAN= S5 E32 N5 W32\$ E32 N28\$ PTR=N30 APT= N28 W32 S28 E32\$S30\$.

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Ceiling	02 F.NOT SUS 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Fixtures	96 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	32 100
Stories	0 0 100
Units	0 0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	MOTEL	0%	- 2024									
				Heated Area:	11016							HX Base Yr



Quality	03 03				
DOR CODE	3900 HOTELS/MOTELS				
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
BAS	2,142	100		2,142	23,583
BAS	2,142	100		2,142	23,583
BAS	3,366	100		3,366	37,060
BAS	3,366	100		3,366	37,060
CAN	36	30		11	121
CAN	810	30		243	2,675
CAN	1,242	30		373	4,107
CAN	1,866	30		560	6,166
FST	399	60		239	2,631
FST	820	60		492	5,417
TOTALS	16,801			13,178	145,090

\*\* This building has 12 Sub-Areas  
14113 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		296,455	
TOTAL MARKET OB/XF VALUE		37,884	
TOTAL LAND VALUE - MARKET		398,510	
TOTAL MARKET VALUE		732,849	
SOH/AGL Deduction		140,553	
ASSESSED VALUE		592,296	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		592,296	
TOTAL JUST VALUE		732,849	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1397	11/27/2023	WD	U	I	35	1,776,800
GRANTOR: CHAND REKHA						
GRANTEE: QUALITY HOTEL MANAG						
1268/2266	1/24/2014	WD	U	I	30	275,000
GRANTOR: ELLISVILLE INVESTMENT						
GRANTEE: REKHA CHAND						

BUILDING NOTES

BUILDING DIMENSIONS
CAN= W6 CAN= W27 BAS= E27 N51 W12 N51 W15 FST= N20 W41 S20 E41\$ S102\$ UST= N102 W3 S102 E3\$ W30 BAS= E27 N102 W39S51 E12 S51 \$ N51W12 N57 W6 S63 E12 S39 W12 S12 E69 CAN= W6 FST= S7 BAS= S51 E12 S51 W27 N102 E15\$ W18 UST= S102 E3 N102 W3\$ BAS= S102 W27 N51 W12 N51 E39\$ W39 N7 E57\$ S58 E12 S51 W57 N51 W12 N58 W6 S64 E12 S51 E69 N63 W12 N52\$ E6 N6\$ CAN= N51 W12 N51 W15 N6 E21 S51 E12 S57 W6\$ S6 E6 N6\$.

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

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

