

COMM SW COR, RUN E 633.40 FT FOR  
 RUN N 1444.47 FT, NW 21.84 FT, N  
 SE 25 FT, S 1204.88 FT, E 631.73

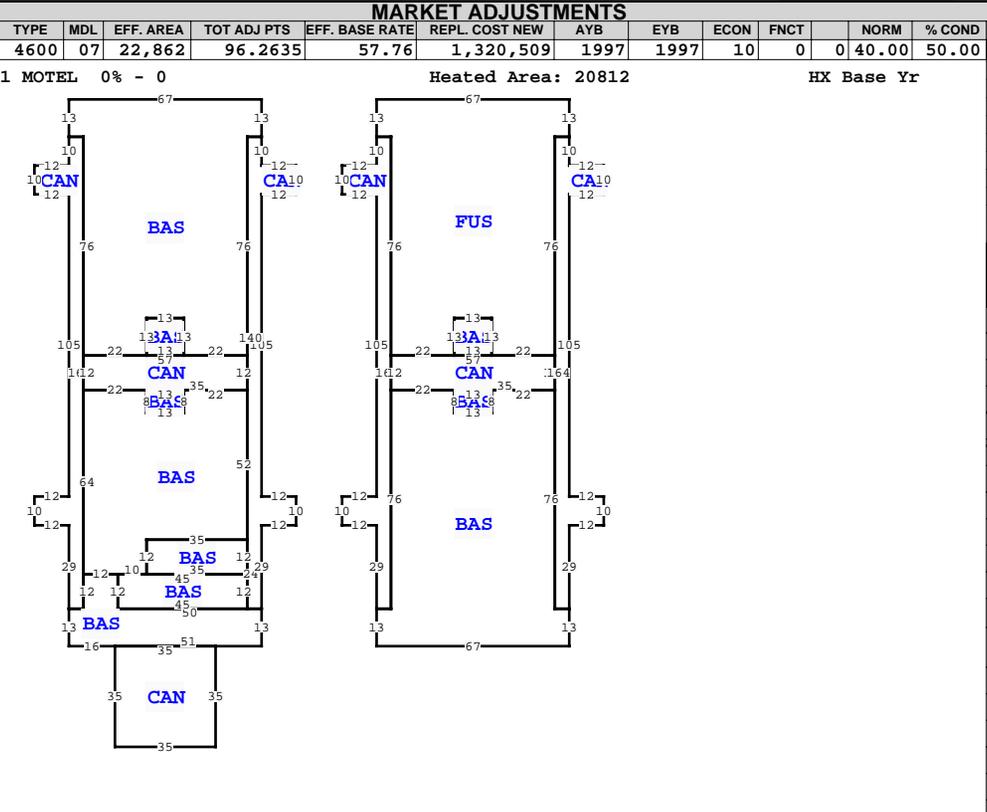
GH LLC  
 3430 N US HWY 441  
 LAKE CITY, FL 32055

**2026**

08-3S-17-04903-007



ELEMENT	CD	CONSTRUCTION
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 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		150 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		46 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100



\*\* This building has 18 Sub-Areas  
 3430 N US HIGHWAY 441 , LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

Quality	05 05				
DOR CODE	3900HOTELS/MOTELS				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	8317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	3,004
BAS	104	100		104	3,004
BAS	169	100		169	4,881
BAS	169	100		169	4,881
BAS	420	100		420	12,130
BAS	540	100		540	15,595
BAS	1,015	100		1,015	29,313
BAS	3,124	100		3,124	90,221
BAS	5,034	100		5,034	145,382
BAS	5,099	100		5,099	147,259
TOTALS	27,645			22,862	660,254

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	0	0	35,075.00	UT	1.10	1.10	90	1997	1997	3	90	34,724	
2	0166	CONC, PAVMT	0	0	0	0	685.00	UT	2.00	2.00	100	1997	1997	3	100	1,370	
3	0164	CONC BIN	0	0	12	12	144.00	UT	7.50	7.50	100	1997	1997	3	100	1,080	
4	0253	LIGHTING	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	1997	1997	3	100	6,000	
5	0270	POOL COMM	0	0	0	0	458.00	UT	85.00	85.00	100	1997	1997	3	100	38,930	
6	0166	CONC, PAVMT	0	0	0	0	1,893.00	UT	2.00	2.00	100	1997	1997	3	100	3,786	
7	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	2,000	
8	0260	PAVEMENT-A	0	0	30	216	6,480.00	UT	1.10	1.10	90	2001	2001	3	90	6,415	
9	0169	FENCE/WOOD	0	0	0	0	270.00	UT	6.00	6.00	100	2001	2001	3	100	1,620	
10	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	

TOTAL OB/XF 96,925

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	3910	C	HOTEL	0		A-1	0.00	0.00	108,900.00	SF		1.00	1.00	1.00	1.35	1.35	147,015							
2	3910	C	HOTEL	0			0.00	0.00	2.12	AC		1.00	1.00	1.00	15,500.00	15,500.00	32,860							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1		
Tax Dist:		
BUILDING MARKET VALUE		893,764
TOTAL MARKET OB/XF VALUE		97,925
TOTAL LAND VALUE - MARKET		179,875
TOTAL MARKET VALUE		1,171,564
SOH/AGL Deduction		0
ASSESSED VALUE		1,171,564
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,171,564
TOTAL JUST VALUE		1,171,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,203,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045585	Roof Replacement	80,000	09/29/2022
2040	ADDN COMM	1,930	03/05/2001
866	COMMERCIAL	50	10/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1011/1307	4/01/2004	WD Q	Q	I	03	2,400,000
GRANTOR: SUCH						
GRANTEE: G H						
0863/1772	8/04/1998	WD Q	Q	V	04	7,500
GRANTOR: HADDON CORP						
GRANTEE: SUCH INC						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W67 S13 CAN= S10 W12 S10 E12 S105 W12 S10 E12 S29 E5 N164 W5\$ E5 S76 E22 BAS= E13 N13 W13 S13\$ N13 E13 S13 E22 CAN= W57 S12 E22 BAS= S8E13 N8 W13\$ E35 BAS= W22 S8 W13 N8 W22 S64 BAS= S12 W5 S13 E16 CAN= S35 E35 N35 W35\$E51 N13 W50 N12 W12\$ E12 BAS= S12 E45 N12 W45\$ E10 BAS= E35 N12 W35 S12\$ N12 E35 CAN= S24 E5 N29 E12 N10 W12 N105 E12 N10 W12 N10 W5 S140\$ N52\$ N12\$ N76 E5 N13\$ PTR= E40 FUS= S13 CAN= S10 W12 S10 E12 S105 W12 S10 E12 S29 E5 N164 W5\$ E5 S76 E22 BAS= E13 N13 W13 S13\$ N13 E13 S13 E22 CAN= W57 S12 E22 BAS= S8E13 N8 W13\$ E35 BAS= W22 S8 W13 N8 W22 S76 W5 S13 E67 N13 CAN= N29 E12 N10 W12 N105 E12N10 W12 N10 W5 S164 E5\$ W5 N76\$ N12\$ N76 E5 N13 W67\$ W40\$.

COMM SW COR, RUN E 633.40 FT FOR  
 RUN N 1444.47 FT, NW 21.84 FT, N  
 SE 25 FT, S 1204.88 FT, E 631.73

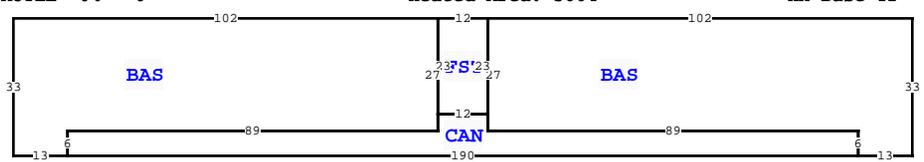
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BUILDING CHARACTERISTICS		CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Fixtures		48	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		16	100
Stories	1.	1.	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	NORM	% COND		
2	MOTEL	0%	0										



Quality	05	05			
DOR CODE	3900 HOTELS/MOTELS				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC	8317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,832	100		2,832	106,903
BAS	2,832	100		2,832	106,903
CAN	1,188	30		356	13,438
FST	276	60		166	6,266
TOTALS	7,128			6,186	233,510

3430 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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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
11	0120	CLFENCE	4	0	0	0	0		0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION														TOTAL OB/XF										
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COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
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GRANTOR: HADDON CORP						
GRANTEE: SUCH INC						

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS= W102 FST= W12 BAS= W102 S33 E13 CAN= E190 N6 W89 N4 W12 S4 W89 S6\$ N6 E89 N27\$ S23 E12 N23\$ S27 E89 S6 E13 N33\$.