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

2027

08-3S-17-04903-007

BUILDING CHARACTERISTICS

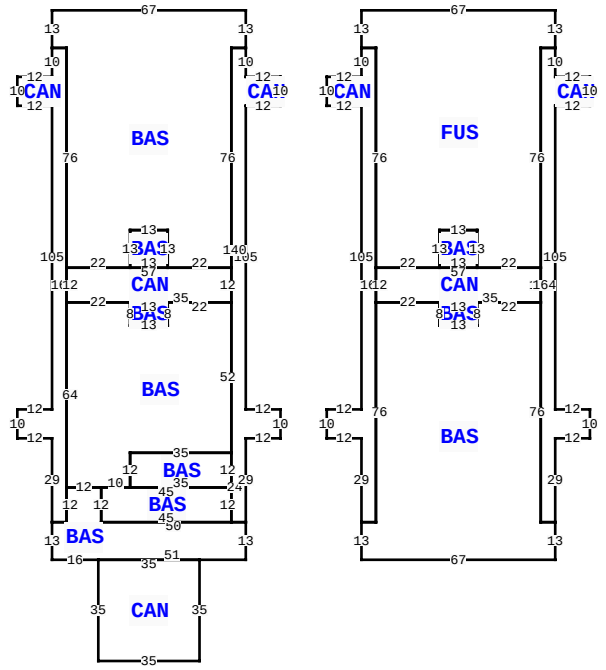
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		150 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		46 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
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	104	100		104	2,658
BAS	104	100		104	2,658
BAS	169	100		169	4,320
BAS	169	100		169	4,320
BAS	420	100		420	10,735
BAS	540	100		540	13,802
BAS	1,015	100		1,015	25,943
BAS	3,124	100		3,124	79,849
BAS	5,034	100		5,034	128,669
BAS	5,099	100		5,099	130,330
TOTALS	27,645			22,862	584,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	22,862	96.2635	56.80	1,298,562	1997	1997	15	0	0	40.00	45.00

1 MOTEL 0% - 0 Heated Area: 20812 HX Base Yr



** 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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	794,500
TOTAL MARKET OB/XF VALUE	97,925
TOTAL LAND VALUE - MARKET	396,325
TOTAL MARKET VALUE	1,288,750
SOH/AGL Deduction	0
ASSESSED VALUE	1,288,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,288,750
TOTAL JUST VALUE	1,288,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,288,750

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	I	03	2,400,000
GRANTOR: SUCH						
GRANTEE: G H						
0863/1772	8/04/1998	WD	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= S8E13 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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 96,925

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	3910	C	HOTEL	0		A-1	0.00	0.00	108,900.00	SF		1.00	1.00	1.00	3.25	3.25	353,925							
2	3910	C	HOTEL	0			0.00	0.00	2.12	AC		1.00	1.00	1.00	20,000.00	20,000.00	42,400							

REVIEW DATE 03/06/2026 BY JB Total Acres: 4.62 Total Land Value: 396,325 Market: 0 Agricultural: 0 Common: 396,325 PRINTED 11/16/2026 BY SYS

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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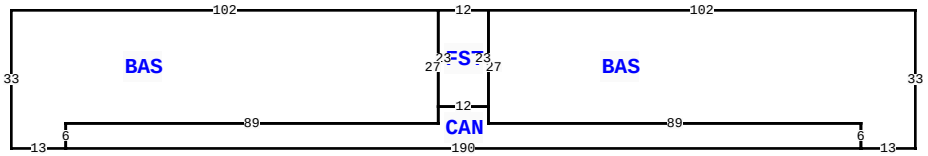
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Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		48 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	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	96,207
BAS	2,832	100		2,832	96,207
CAN	1,188	30		356	12,094
FST	276	60		166	5,639
TOTALS	7,128			6,186	210,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	6,186	106.6257	62.91	389,161	2001	2001	15	0	0	31.00	54.00

2 MOTEL 0% - 0 Heated Area: 5664 HX Base Yr



3430 N US HIGHWAY 441 , LAKE CITY

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

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
11	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 1

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GRANTEE: G H						
0863/1772	8/04/1998	WD	Q	V	04	7,500
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$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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

REVIEW DATE 03/06/2026 BY JB Total Acres: 4.62 Total Land Value: 396,325 Market: 0 Agricultural: 0 Common: 396,325 PRINTED 11/16/2026 BY SYS