

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

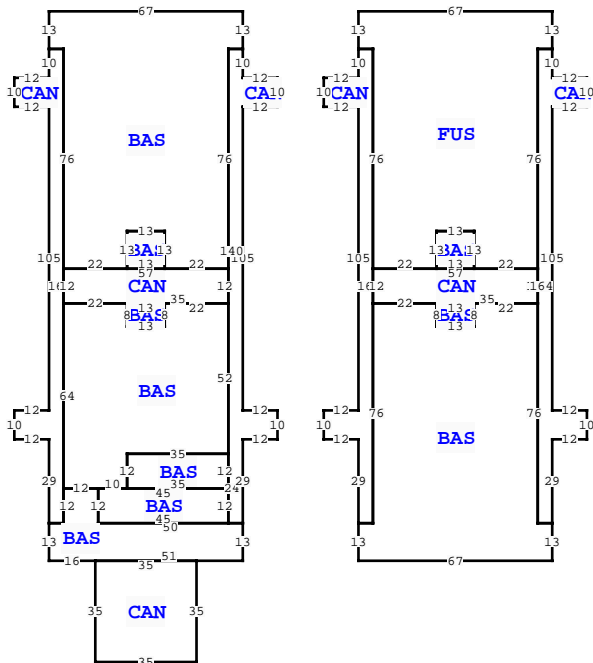
GH LLC
 3430 N US HWY 441
 LAKE CITY, FL 32055

2026

08-3S-17-04903-007

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	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 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	
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

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	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
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			1,203,426

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

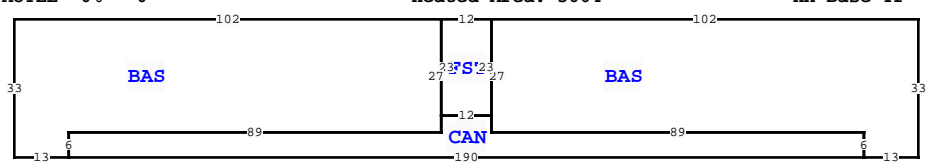
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Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Fixtures		48	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		16	100
Stories	1.	1.	100
Units		0	100
Condition 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	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

3430 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
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EXTRA FEATURES																
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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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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= 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\$.