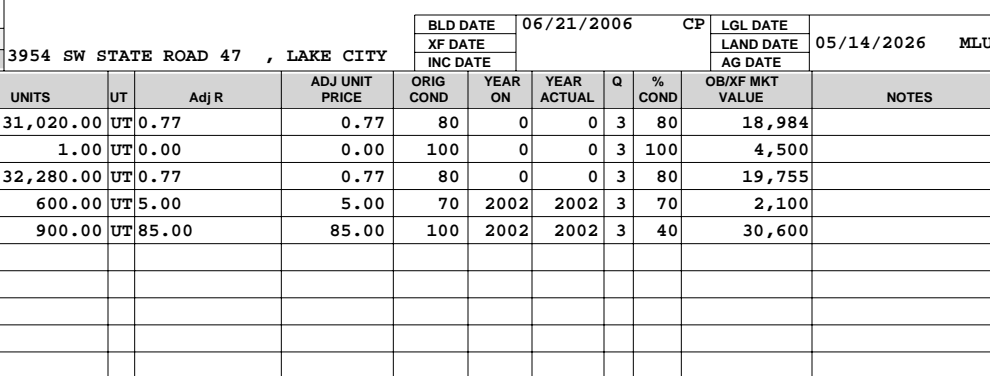




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	12	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Condition Adj	02	02 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4600	07	6,387	84.5343	49.88	318,584	1964	1964	15	0	50.00	35.00



VALUATION SUMMARY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		815,479
TOTAL MARKET OB/XF VALUE		75,939
TOTAL LAND VALUE - MARKET		1,363,500
TOTAL MARKET VALUE		2,254,918
SOH/AGL Deduction		467,327
ASSESSED VALUE		1,787,591
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,787,591
TOTAL JUST VALUE		2,254,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,625,083

LAND:1:1: ACREAGE PER GIS
SALE:1:1: LAKE CITY INN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047853	Roof Replacement	194,000	08/09/2023
000042388	Roof Replacement	9,700	07/23/2021
24430	REMODEL	395	04/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1025/0921	8/31/2004	WD Q	Q	I	01	200,000
GRANTOR: STEPP PROPERTIES						
GRANTEE: MANHATTAN LOAN COMP						
1025/0824	8/31/2004	WD Q	Q	I	01	1,400,000
GRANTOR: STEPP PROPERTIES						
GRANTEE: MANHATTAN LOAN COMP						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	606	100		606	10,579
BAS	976	100		976	17,039
BAS	1,290	100		1,290	22,521
BAS	2,931	100		2,931	51,169
CAN	1,947	30		584	10,196
TOTALS	7,750			6,387	111,504

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	60	517	UT	0.77	0.77	80	0	0	3	80	18,984	
2	0297	SHED CONCR	0	0	20	25	UT	0.00	0.00	100	0	0	3	100	4,500	
3	0260	PAVEMENT-A	0	0	60	538	UT	0.77	0.77	80	0	0	3	80	19,755	
4	0119	MASONRY WA	0	0	0	0	UT	5.00	5.00	70	2002	2002	3	70	2,100	
5	0270	POOL COMM	0	0	20	45	UT	85.00	85.00	100	2002	2002	3	40	30,600	

EXTRA FEATURES		BLD DATE		LGL DATE	
3954 SW STATE ROAD 47 , LAKE CITY		06/21/2006		05/14/2026	
		CP		MLU	
		XF DATE		AG DATE	
		INC DATE			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W89 S10 E12 S16 E25 N16 E50 BAS= W50 S16 W25 BAS= N16	
W12 N10 W10 S33 E22 N7\$ S7W22S8 E14 S10 BAS= N10 W14 N41	
W18S10 E2 S41 E30\$ E83 N41\$ E2 N10\$ CAN= E4 S56 W89 S25W30	
N25 W6 N56 E4 S10 E2 S41 E113 N41 E2 N10\$.	

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
1	3900	C	MOTEL	0		CHI	0.00	0.00	9.09	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,363,500							

COMM NW COR OF NW1/4 OF NW1/4, R
 FT TO W R/W OF I-75, SE ALONG R/
 FOR POB, CONT S'LY ALONG R/W 935

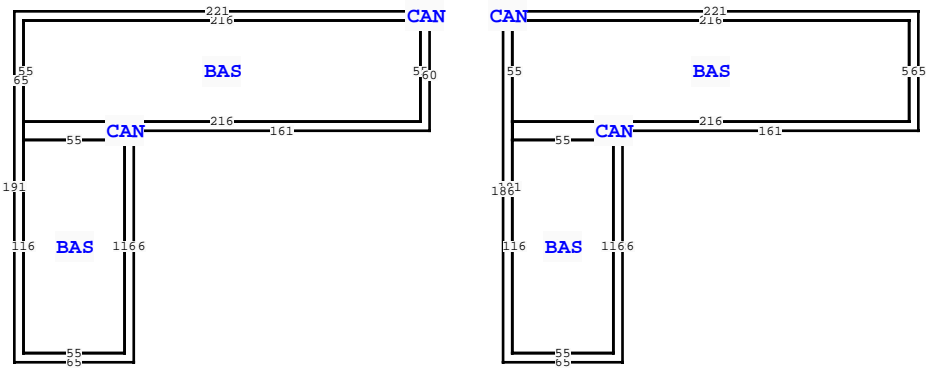
MANHATTAN LOAN COMPANY
 1872 MONTREAL RD
 TUCKER, GA 30084

2026

30-4S-17-08887-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 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		300 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		92 100
Stories	2.	2. 100
Units		0 100
Condition Adj	02	02 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4600	07	39,292	86.7688	51.19	2,011,357	1964	1964	15	0	50.00	35.00		
2 MOTEL 0% - 0 Heated Area: 36520 HX Base Yr													



Quality	03	03			
DOR CODE	3900 HOTELS/MOTELS				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	30417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,380	100		6,380	114,307
BAS	6,380	100		6,380	114,307
BAS	11,880	100		11,880	212,848
BAS	11,880	100		11,880	212,848
CAN	25	30		8	144
CAN	25	30		8	144
CAN	4,595	30		1,378	24,689
CAN	4,595	30		1,378	24,689
TOTALS	45,760			39,292	703,975

3954 SW STATE ROAD 47 , LAKE CITY

BLD DATE	06/21/2006	CP	LGL DATE	
XF DATE			LAND DATE	05/14/2026
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

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	

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			815,479
TOTAL MARKET OB/XF VALUE			75,939
TOTAL LAND VALUE - MARKET			1,363,500
TOTAL MARKET VALUE			2,254,918
SOH/AGL Deduction			467,327
ASSESSED VALUE			1,787,591
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,787,591
TOTAL JUST VALUE			2,254,918
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,625,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1025/0921	8/31/2004	WD Q	Q	I	01	200,000
GRANTOR: STEPP PROPERTIES						
GRANTEE: MANHATTAN LOAN COMP						
1025/0824	8/31/2004	WD Q	Q	I	01	1,400,000
GRANTOR: STEPP PROPERTIES						
GRANTEE: MANHATTAN LOAN COMP						

BUILDING NOTES

BUILDING DIMENSIONS
CAN= W5 S5 BAS= W216 S55 E216 N55\$ CAN= W216 S65 BAS= S116 E55 N116 W55\$ S116 E55 N116 W55 N10 E216 N55 E5 S60 W161 S126 W65 N191 E221 S5\$ E5 N5\$ PTR=E40 CAN= E5 S5 BAS= S55 E216 N55 W216\$ CAN= S181 E55 N116 W55 BAS= S116 E55 N116 W55\$ N10 E216 N55 W216 N5 E221 S65 W161 S126W65 N186 E5\$ W5 N5\$ W40\$.