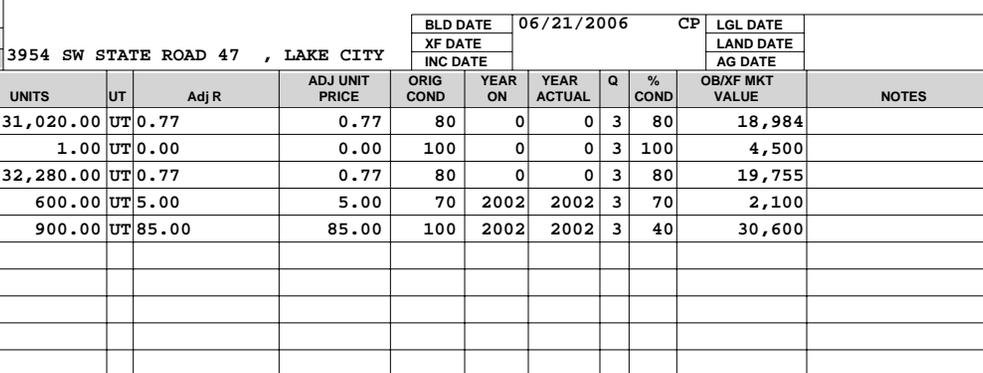


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	12	100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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4600	07	6,387	93.9270	56.36	359,971	1964	1964	10	0	50.00	40.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,053,205	
TOTAL MARKET OB/XF VALUE		75,939	
TOTAL LAND VALUE - MARKET		513,585	
TOTAL MARKET VALUE		1,642,729	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,642,729	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,642,729	
TOTAL JUST VALUE		1,642,729	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,625,083	

Quality		03	03
DOR CODE		3900HOTELS/MOTELS	
MAP NUM		MKT AREA 06	
NEIGHBORHOOD/LOC		30417.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	606	100	
BAS	976	100	
BAS	1,290	100	
BAS	2,931	100	
CAN	1,947	30	
TOTALS	7,750		

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	I	01	200,000
GRANTOR: STEPP PROPERTIES						
GRANTEE: MANHATTAN LOAN COMP						
1025/0824	8/31/2004	WD	Q	I	01	1,400,000
GRANTOR: STEPP PROPERTIES						
GRANTEE: MANHATTAN LOAN COMP						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	60	517	31,020.00	UT	0.77	0.77	80
2	0297	SHED CONCR	0	0	20	25	1.00	UT	0.00	0.00	100
3	0260	PAVEMENT-A	0	0	60	538	32,280.00	UT	0.77	0.77	80
4	0119	MASONRY WA	0	0	0	0	600.00	UT	5.00	5.00	70
5	0270	POOL COMM	0	0	20	45	900.00	UT	85.00	85.00	100

TOTAL OB/XF											
75,939											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	3900	C	MOTEL	0		CHI	0.00	0.00	9.09	AC	1.00

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	3900	C	MOTEL	0		CHI	0.00	0.00	9.09	AC	1.00

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



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	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOTEL	0%	0		2,273,042	1964	1964	10	0	50.00	40.00

Heated Area: 36520 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,053,205	
TOTAL MARKET OB/XF VALUE		75,939	
TOTAL LAND VALUE - MARKET		513,585	
TOTAL MARKET VALUE		1,642,729	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,642,729	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,642,729	
TOTAL JUST VALUE		1,642,729	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,625,083	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,380	100		6,380	147,633
BAS	6,380	100		6,380	147,633
BAS	11,880	100		11,880	274,903
BAS	11,880	100		11,880	274,903
CAN	25	30		8	185
CAN	25	30		8	185
CAN	4,595	30		1,378	31,887
CAN	4,595	30		1,378	31,887
TOTALS	45,760			39,292	909,217

MAP NUM	MKT AREA	06
3900	HOTELS/MOTELS	
30417.00	1.00/	

3954 SW STATE ROAD 47 , LAKE CITY

BLD DATE	06/21/2006	CP	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

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	I	01	200,000
GRANTOR: STEPP PROPERTIES						
GRANTEE: MANHATTAN LOAN COMP						
1025/0824	8/31/2004	WD	Q	I	01	1,400,000
GRANTOR: STEPP PROPERTIES						
GRANTEE: MANHATTAN LOAN COMP						

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

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\$.	

LAND DESCRIPTION										TOTAL OB/XF										0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV