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

2027

30-4S-17-08887-000

BUILDING CHARACTERISTICS

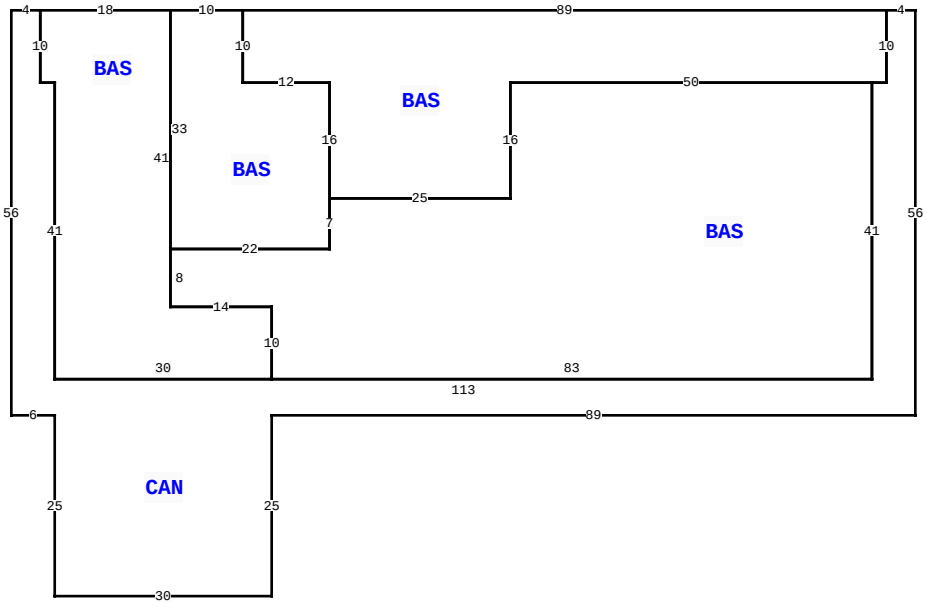
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story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

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	84.5343	49.88	318,584	1964	1964	15	0	0	50.00	35.00

1 MOTEL 0% - 0 Heated Area: 5803 HX Base Yr



3954 SW STATE ROAD 47 , LAKE CITY

BLD DATE	06/21/2006 CP	LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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
1	0260	PAVEMENT-A	0	0	60	517	31,020.00	UT	0.77	0.77	80	0	0	3	80	18,984	
2	0297	SHED CONCR	0	0	20	25	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
3	0260	PAVEMENT-A	0	0	60	538	32,280.00	UT	0.77	0.77	80	0	0	3	80	19,755	
4	0119	MASONRY WA	0	0	0	0	600.00	UT	5.00	5.00	70	2002	2002	3	70	2,100	
5	0270	POOL COMM	0	0	20	45	900.00	UT	85.00	85.00	100	2002	2002	3	40	30,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

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	288,568
ASSESSED VALUE	1,966,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,966,350
TOTAL JUST VALUE	2,254,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,254,918

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	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						

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 75,939

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	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							

REVIEW DATE 05/09/2024 BY TP Total Acres: 9.09 Total Land Value: 1,363,500 Market: 0 Agricultural: 0 Common: 1,363,500 PRINTED 11/17/2026 BY SYS

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

2027

30-4S-17-08887-000

BUILDING CHARACTERISTICS

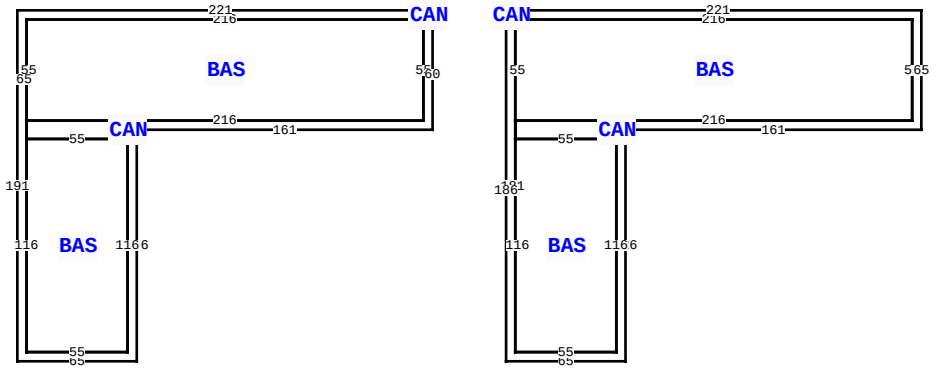
ELEMENT	CD	CONSTRUCTION
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Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		300 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		92 100
Stories	2.	2. 100
Units		0 100
Condition Adj	02	02 100
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

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	0	50.00	35.00

2 MOTEL 0% - 0 Heated Area: 36520 HX Base Yr



3954 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,254,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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						

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

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 05/09/2024 BY TP Total Acres: 9.09 Total Land Value: 1,363,500 Market: 0 Agricultural: 0 Common: 1,363,500 PRINTED 11/17/2026 BY SYS